

DELEGATED DECISION REPORT

SMD/2023/0072
Valid 30/03/2023

GREYWOODS
CHEDDLETON ROAD
LEEK

RETROSPECTIVE
PERMISSION FOR A REAR
AND SIDE SINGLE STOREY
EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

Principle of development;
Design and visual impact;
Neighbour amenity.

DESCRIPTION OF SITE

The application site is Greywoods, Cheddleton Rd, Birchall a large detached an arts and crafts style set in a large garden. It is located on a corner plot.

The application site has off-road parking facilities and has an amenity area round the house. The works have commenced up to DPC level at the time of the site visit.

PROPOSAL

Planning permission is sought for the erection of a single storey extension which will be both at the rear and the side of the house. The 'L' shaped extension will extend from the rear of the house by 3.2m and be 12.5m wide. The side extension will extend from the side of the house by 3 and be 6m deep its height will be 2.7m to the eaves and 3.6m to the top of the pitched roof.

For the purposes of planning policy consideration the application site is located within the Town of Leek (Birchall section), it is not within a Conservation Area and there are no Listed Buildings within the vicinity.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SS1 Development Principles
SS5 Leek Area Strategy
SD1 Sustainable Use of Resources
DC1 Design Considerations

National Planning Policy Framework

Supplementary Planning Guidance

- Space About Dwellings
- Design Principles for Development in the Staffordshire Moorlands: New

Dwellings and Extensions to Dwellings.

- Carparking Standards.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2022/0018 New vehicular access and hardstand Approved March 22 (has been partly implemented)

SMD/2021/0210 Outline application for new house in garden refused 2021

SMD/2020/0645 Outline application for two new houses in garden refused 2021

CONSULTATIONS

Publicity

Site Notice expiry date: 12 May 2023.

Neighbour consultation period ends: 6 May 2023

Public Comments

No comments received from Neighbours.

Consultation responses

No consultee response received.

OFFICER COMMENTS

Principle of Development

As the application site is located within the town of Leek, whereby Policy SS5 seeks to concentrate development which meets the needs of the community there are no objections 'in principle' to the development subject to all other material planning considerations being satisfied. In this instance the matters to consider are design, visual impact, neighbour amenity and parking.

Design / visual impact

The applicants have the proposed an extension to the rear and the side. The rear extension has a flat roof and the side extension is partly pitched. The proposed extension will have a subordinate relationship with the main part of the dwelling and extends the mass of the existing dwelling in sympathetic way.

The design of a flat roofed extension would not comply with the Councils adopted Design Guide. However the rear element it is positioned so that it would not be readily visible from the wider area. The side the extension would have a pitched roof which, when viewed from Cheddleton Road would appear sympathetic to the dwelling. The extension would appear not to cause significant harm to the character of the house or the street scene.

For these reasons it is considered that the design of the proposed extension is acceptable. The applicants are proposing to build the extension using render, and whilst there is render on some parts of the dwelling, it is predominantly constructed from brick, therefore, in the interest of the character of the building, it is considered necessary to impose a condition requiring brick to be used. All of the materials can be controlled by means of a planning condition. For these reasons it is considered that there would not be any visual impact objection to the extension.

Neighbour amenity

The extension will create windows which face towards the neighbours to the rear but they will still be approximately 26m away and this would not cause any significant reduction in residential amenity for these neighbours.

The extension will be outside a 45 degree line projected from nearest rear windows of the house which is at the side of the application property. This property is separated by a drive to another house at the rear and the extension would be sited 10m away with intervening trees and soft landscaping. Accordingly, it is considered that there would be no adverse impact on their residential amenities.

The extension will take part of the garden of the application property but only a limited part of the plot. The remaining private rear amenity spaces will be far greater than the 65sqm required in the Council's guidance so it is still seen as adequate.

Overall, it is considered that the extension would not give rise to any adverse impact on the surrounding neighbours.

Parking

The dwelling will not gain any extra bedrooms and no parking spaces will be lost. There are at least 3 off road car parking spaces which would be retained.

The proposal thus complies with the Council's parking guidance.

Trees

A group of lime trees can be found along the northern boundary of the site which are protected by a TPO. The extension lies outside of the canopy spread of these trees, and would be sited a sufficient distance to ensure that there would be no future harm. A condition is considered necessary to secure a tree protection scheme and to ensure that materials are not stored within the root protection zone.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that the application is approved subject to conditions relating to materials.

OFFICER RECOMMENDATION :

Case Officer: Alan Lynch

Recommendation Date: 25 May 2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council