

DELEGATED DECISION REPORT

SMD/2023/0209
Valid 25/04/2023

14 WESTVIEW CLOSE
LEEK

PROPOSED ENTRANCE
PORCH AND GROUND FLOOR
TOILET

(FULL - HOUSEHOLDER)

MAIN ISSUES

- ☐ Principle of development;
- ☐ Design and visual impact;
- ☐ Neighbour amenity.
- ☐ Parking.

DESCRIPTION OF SITE

The application site is 14 Westview Close Leek, a detached suburban house inside the development boundary for Leek. The house fronts onto the road. The application site has off-road parking facilities.

PROPOSAL

Planning permission is sought for the erection of a single storey pitched roofed extension to the front of the property with a canopy over the front window. The extension will be gabled and will be 2.6m by 2.5m with a ridge height of 3.3m. The canopy will be a lean to design and be approximately 3.5m wide by 2.8m tall.

For the purposes of planning policy consideration, the application site is located within Leek.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SS1 Development Principles
SS5 Leek Areas 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.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1990/0070 Erection of a garage approved in 1990.

CONSULTATIONS

Publicity

Site Notice expiry date: 27 May 2023.

Neighbour consultation period ends: 26 May 2023

Public Comments

No responses received.

Parish Council:

Responded that they do not object, not unneighbourly.

Severn Trent Water

Please be aware there is a mains pipe on site you would need to contact the Asset Protection team for more information and advice before any works commence and provide a plan of how far out or how big the porch is going to be built outwards from the main house so we can determine how close to the pipe the works going to be

Email asset.protection@severntrent.co.uk

They further comment that there may be unmapped sewerers on the site. Proposed to add an informative to any approval.

OFFICER COMMENTS

Principle of Development

As the application site is located in the boundary of Leek, 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 and visual impact, neighbour amenity and parking.

Design / visual impact

The extension is modest in size and has a combination of gabled and lean to roofs. Neighbouring houses have had very similar extensions added to them already. There is some variation in the design of these extension. This extension is generally in character with the existing dwelling and the character of the neighbourhood.

The front elevation of the existing house is set back from the road compared to neighbouring properties and the extension will not project significantly into the street scene.

For these reasons it is considered that the design of the proposed extension is acceptable. Furthermore, the applicants are proposing to build the extension by using matching materials. For these reasons it is considered that there would not be any visual impact objection to the extension.

Neighbour amenity

The house is located in a suburban setting in a row of other houses. The extension will only project a small distance forward and will not breach the 45 degree line of the neighbouring windows to the north, which is on elevated land. The neighbour to the south is positioned on lower ground level than the application site. However the extension is sited at a sufficient distance from this neighbour and to the north, and therefore will not cause any loss of light or have an overbearing impact. The additional mass of the extension will not cause any loss of amenity to the neighbours or detract from their outlook.

The extensions will cause no significant effect on the amenity of the neighbouring properties.

Parking

The dwelling will not gain any extra bedrooms. No off road parking spaces are to be lost, with the existing driveway to the side of the dwelling being retained.

The proposal would be acceptable in its effect on off road parking and highway safety.

CONCLUSION / PLANNING BALANCE

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

OFFICER RECOMMENDATION : APPROVE

Case Officer: Alan Lynch

Recommendation Date: 26/06/2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council