DELEGATED DECISION REPORT

SMD/2023/0351 **Valid 14/07/2023**	**20 HIGH LANE** **CHEDDLETON HEATH** **LEEK**	**PROPOSED TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION WITH EXTERNAL AND INTERNAL ALTERATIONS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a semi-detached render, brick and tile dwellinghouse and its associated curtilage, situated in the Leek South Ward. The site is within the open countryside settlement area, where development is more restricted. The proposed site is enclosed by a neighbouring dwelling comprising a section of High Lane and backs onto the curtilage of a dwelling on Cheddleton Heath Road. No. 19 High Lane lies to the North of the proposed site. The rear curtilage of the site adjoins the curtilage of Bradthorn House, Cheddleton Heath Road to the East. The High Lane highway runs adjacent to the proposed site on the West and the Cheddleton Heath Road highway runs adjacent to the site on the South.

It is noted that a number of properties within the street have been extended; however the established character of the street has been retained.

PROPOSAL

The proposed development comprises a two storey side extension on the South facing side elevation and a single storey rear extension. The proposed extensions would allow for an additional lounge, larger kitchen, utility room and sitting room on the ground floor and an additional bedroom and ensuite on the first storey.

The proposed two storey side extension would have a length of approximately 6.84 metres across the Southern side elevation of the dwelling and a width of approximately 3.45 metres. The total maximum height of the two storey side extension would be approximately 7.78 metres and the maximum eaves height is approximately 5.10 metres. The single storey rear extension would have a width of

approximately 4.76 metres and a depth beyond the rear wall of the dwelling of 4.52 metres. It would have a maximum height of 3.44 metres and an eaves height of approximately 2.46 metres.

The extensions would be constructed from materials which would harmonise with the existing dwellinghouse, including monocouche render in white, brick soldier course, stone cills, roofing tiles and black UPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS9 Smaller Villages Areas Strategy
SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1981/0388 – Erection of garage. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 08/09/2023
Neighbour consultation period ends: 18/08/2023
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been received from Leek Town Council.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. A more limited focus on future growth is to be kept in smaller village settlements, including Cheddleton Heath. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS9, smaller village settlements should only settle for appropriate development which enhances community vitality or that meets a social or economic need of the settlement and its hinterland. The site lies in the smaller village of Cheddleton Health, where all new development will have the aim of reflecting and enhancing the special character and heritage of the village.

The application site is located in the Open Countryside whereby Policy SS10 of the Local Plan (2020) is applicable. Policy SS10 states that these rural areas will provide only for development that has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

The principle of the development is therefore considered acceptable as it will comply with policy SS10 of the Local Plan (2020), subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. The proposed development consists of a two storey side extension and a single storey rear extension.

Although the proposed side extension would add a two storey element to the Southern side elevation of the dwelling, the proposed extension would reflect the style of the existing building in terms of the hipped roof course to compliment the hipped roof of the dwellinghouse. The eaves and maximum height of the proposed side extension would be set down from the parent building, as well as follow the course of the original dwellinghouse, thus it would be considered appropriate development in accordance with the Council's Design SPD. The first storey element of the side extension would be set back from the principal elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling.

Initially, the proposed two storey side extension had a width comparable to the width of the host dwelling. I note the width of the proposed extension was 4 metres and the width of the host dwelling is approximately 5.15 metres. Thus, the proposed extension was considered to compete with the proportions of the original parent dwelling, meaning that it would not be subordinate in this sense. Since the issue was raised, revised plans have been submitted, reducing the width of the two storey side extension to 3.45 metres. The reduction in the width of the side extension is considered to be substantial enough to ensure that it is subordinate to the parent dwelling, thus it is now considered acceptable.

The proposed rear extension would be single storey, therefore the eaves and maximum heights of the extension would be set down from the parent building. Thus, it would be considered appropriate development in accordance with the Council's Design SPD. I note that the rear extension would clearly be set back from the principal elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling.

As the site is located on a corner plot and the boundary treatment around the site is low in height, the proposed extensions would be highly visible from the wider public domain. Thus, it is crucial that the design of the proposed extensions is sensitive and considered. Initially, the proposed rear extension had a flat roof, which would not be complimentary to the roof style of the dwelling or the surrounding streetscape. Flat rooves are not supported in the Staffordshire Moorlands Design Guide SPD, further reiterating that this would not be acceptable. Revised plans have been submitted since the issue was raised, changing the flat roof of the rear extension to a hipped roof. The newly proposed hipped roof would reflect the roof of the host dwelling, as well as the roof of the rear extension on the adjoining neighbouring dwelling at No. 19 High Lane. Consequently, the design of the single storey rear extension is now considered acceptable.

The proposed single storey element to the front of the side extension would have a simple lean to roof, which would compliment the character of the dwelling and would not be considered a dominant addition amongst the street scene.

Materials used in the construction of the proposed extensions would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the render used in the construction of the dwellinghouses. Monocouche render in white, brick soldier course, stone cills, roofing tiles and black UPVC would be used in the construction of the proposed extensions. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the original street.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

Amenity

Paragraph 130 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is bound by No. 19 High Lane (the adjoining neighbour) to the North. The rear curtilage of the site adjoins the curtilage of Bradthorn House, Cheddleton Heath Road to the East. Assessment of amenity impact will therefore be required on the direct neighbouring dwellinghouses to the side and rear of the site.

The proposed two storey side extension would be located on the Southern side elevation. As the neighbouring dwellinghouse at No. 19 High Lane is positioned to the North of the site, the two storey extension on the Southern side elevation will be tucked behind the host dwelling on the opposite side to the neighbour. Thus, it is clear that the light amenity of the neighbouring dwelling at No. 19 would not be impacted at all. Furthermore, the distance between and positioning of the proposed two storey side extension and the neighbouring dwelling would eradicate any minor chance of overshadowing which could be caused as a consequence of the erection of the proposed extension.

The proposed single storey rear extension would align with a single storey rear extension belonging to No. 19 High Lane. Thus it is clear that the rear extension would not breach the 45 degree rule from its corner closest to this neighbour to the central point of the neighbours' nearest fenestration. Therefore, there is very little chance of the proposed rear extension casting a shadow over this neighbour. Furthermore, the approximately 2 metre high boundary fence creating the common

boundary treatment between this neighbour and the site would act as another barrier to mitigate loss of light and overbearing impacts which the proposed extension could cause. From these observations, it becomes apparent that the amenity of No. 19 would not be adversely impacted by the single storey rear extension.

Due to the approximately 22.3 metre distance of the single storey rear extension and 27.6 metre distance of the two storey side extension from closest elevation of the neighbouring dwelling at Bradthorn House, Cheddleton Heath Road, it is clear that their light amenity would not be impacted. I note that a substantial amount of boundary treatment in the form of stone walling and mature hedging comprises the common boundary between the site and the neighbours at Bradthorn House. Thus, the boundary treatment would aid in reducing any impact which the proposed extensions would have on this neighbour.

There would be no side windows on the single storey rear extension or two storey side extension which would face the neighbours at No. 19 High Lane, thus their privacy amenity would not be impacted at all by these extensions. Although a set of bi-fold doors, two new windows and a door would be on the rear elevations of the extensions facing towards the curtilage of Bradthorn House, boundary walling and mature hedging comprising the common boundary treatment would prevent any overlooking from occurring.

There are no dwellinghouses with curtilages which directly adjoin the Western front or Southern side curtilages of the site, thus no amenity impact will occur here.

Highway Safety

Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed extension would increase the number of bedrooms of the dwelling from two to three. Despite the increase in the number of bedrooms, the Staffordshire Moorlands Parking Standards state that for any dwelling with up to three bedrooms, two parking spaces are required. Therefore, no additional off-highway parking space would be required for the number of people inhabiting the dwellinghouse. Furthermore, the driveway to the front of the dwelling already easily accommodates this amount of off road parking. The development proposals therefore comply with Policy T1.

Thus, the proposed extensions would have no impact on highway safety, in accordance with Policy T1.

ONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under

planning policy. Initially, design issues were raised in terms of the width of the two storey side extension being excessive and the flat roof of the single storey rear extension being unacceptable. Following this, revised plans were submitted to the Council, reducing the width of the side extension and changing the roof of the rear extension to a hipped roof. Therefore, all design issues have been addressed and the proposed extension is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins
Recommendation Date: 08/09/2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council