DELEGATED DECISION REPORT

SMD/2023/0360 **Valid 18/08/2023**	**11 SELBORNE ROAD** **LEEK**	**PROPOSED REAR EXTENSION AMENDMENTS TO FRONT AND REAR ELEVATION OPENINGS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site relates to 11 Selborne Road, a semi-detached dwelling within a predominately residential area of Leek. The immediate street-scene is made up of bare brick and rendered 1960s semi-detached dwellings.

The property itself has a mansard roof with a projecting front gable that is shared with the handed property, built in blended clay brick and concrete tiles. It has previously been extended via a single storey lean-to side extension serving the porch. Its front façade features single pane windows on the ground and first floor. There is off road parking to the front for two cars.

PROPOSAL

The applicant sought planning permission to alter the two existing single pane windows to double pane on the front gable, replace the rear window serving the living room to a patio door and, create a dual-pitched single storey rear extension that will adjoin the side porch. The extension will extend 3.8m by 3.4m with a ridge height of 3.7m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 Settlement Hierarchy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 3/10/23
Neighbour consultation period ends: 4/9/23
Press Advert: N/A

Public Comments

Neighbour comments	No representatives received
Severn Trent waters	No objection
Leek Town Council	No objection

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary of Leek. Policy SS2 supports well designed householder developments that would meet the needs of a homeowner. Such development must comply with the other policies of the Local Plan, in particular Design Policy DC1 and the SMDC design guide.

Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

Design

Paragraph 130 of the NPPF (2021) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The property sits within a residential area made up of different style dwellings and as such, the alterations to the front windows are considered to have minimal harm to the character and appearance of the host dwelling and public street-scene. While the enlarged windows would off balance the symmetry with the handed property, the building is of little architectural interest to retain the matching appearance. No concerns related to the alterations to the rear of the property as it will not be visible from the public realm.

The rear extension will not be seen from the public realm as it will be hidden by the existing side porch. No concern to the design of this addition.

Amenity
Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The main neighbouring property that this proposal would impact upon are the neighbouring properties at 9 and 13 Selborne Road.

No harm is to be caused by the front alterations.

Referring to the rear extension, no openings have been proposed facing No.9 Selborne Road which also sits a higher elevation than the applicant's property by at half a metre to the rear of the property. There is also an existing building on the boundary and therefore, no loss of light or overbearing impacts will occur.

No.13 Selborne Road shares a 2m high border fence and there will be sufficient distance from the extension to the neighbour's nearest window to avoid any loss of light. There is a side window facing no. 13 but this cause any direct overlooking or privacy issues to this neighbour due to the boundary fence in place. Therefore, both neighbours amenity are maintained.

Highway Safety
Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off highway parking via a front driveway that can accommodate 3 cars. No plans have been submitted. For a property of 4 bedrooms, 3 parking spaces are required. It is demonstrated on site the current parking arrangements can accommodate parking for 3 vehicles within the curtilage of the property and therefore meets with Staffordshire Moorlands Parking Standards.

As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li
Recommendation Date: 13/10/23

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council