

DELEGATED DECISION REPORT

SMD/2024/0021
Valid 16/01/2024

33 GROSVENOR STREET
LEEK

SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application relates to a mid-terrace town house which sits along a row of terraces on Grosvenor Street. It is a brick and tiled property sited within the Leek Town Development Boundary and outside of the Conservation Area. The property has previously been extended via a two storey rear extension that features a projecting gable roof. There is a small patio area between the side wall of the extension and the boundary wall shared between the applicant and No. 29 Grosvenor Street.

Access to the rear of the property is taken through the property and via a shared ginnel beside no 39 to allow general waste to be taken through the yards.

PROPOSAL

Planning permission is sought for a single storey lean-to rear extension. It will sit between the western wall of the two storey rear extension and boundary wall shared with the adjoining neighbour. The store room element of the two storey rear extension so it will run partly flush with the proposed extension.

It will have the same length as the existing rear projection (3.6m), extend the reminding width of the dwelling (1.7m), a ridge height of 3.2m and eaves height of 0.5m. It features a large glazed window and use matching materials used on the existing dwelling.

In addition, the applicant seeks planning to increase the height of the existing boundary wall shared between the applicant and the neighbour at No.29 Grosvenor Street by an overall height of 3m from ground level. According to the application form, the neighbour at No.29 has been notified of the works under Cert B.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS2 Leek

DC1 Design Considerations

T1 Development and Sustainable Transport

Appendix 2 Parking Guidance

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

12. Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 15/02/24

Neighbour consultation period ends: 06/02/24

Press Advert: N/A

Public Comments

Neighbours	One comment of support: Having discussed this with the applicant as I am the bordering neighbour, I am happy for this application to be passed.
Leek Town Council	No objection

OFFICER COMMENTS

Principle of Development

Polices SS2 seek to focus future growth within the three largest settlements comprising of Leek, Biddulph and Cheadle and to strengthen its role as a service centre.

There are no objections in principle to the application, leaving consideration only of design and neighbour amenity.

Design and visual impact

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 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 the original building and be subordinate to it in terms of its size and massing.

The proposal is to the rear of the property and would not be visible from the public street-scene. The extension would project beyond the original rear elevation where there is a general mix of rear extensions amongst the neighbours. Apart from the practicality of utilising the space that the site currently offers, the extension is a

modest and subservient addition. It is also considered that the removal of the flat roof store room will be an improvement and more so when the lean-to extension is in line with the two storey rear extension. Overall, the scheme is visually acceptable.

In terms of the boundary wall, it will use matching brick to increase the height of the wall which is considered acceptable. Although 3m is considerably large, it would be unobtrusive against the lean-to extension and the neighbours small extension that is sandwiched between the wall.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Neighbouring 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 properties are the immediately adjoining neighbours 31 and 35 Grosvenor Street.

The extension will have negligible impact to no.35 as it will sit behind the existing two storey rear extension. As for no.31 to the east of the proposal, majority of the extension will be screened by the shared boundary wall. Following the height increase of 1.1m, the privacy between both neighbours will be enhanced. It should also be noted that despite its height of 3m, it will sit next to the neighbour's extension which will buffer the height and stature of the wall so not to appear overbearing to No.31.

It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Highway Safety

Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users. Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

No additional bedrooms have been proposed. The current parking arrangements remains the same. 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: 10/03/24

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council