

DELEGATED DECISION REPORT

SMD/2024/0039
Valid 25/01/2024

10 THE WILLOWS
ASHENHURST WAY
LEEK

PROPOSED EXTENSION TO
DWELLING.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design

DESCRIPTION OF SITE

The site is a red brick two storey detached dormer bungalow with a dual-pitched tile roof. the dwelling has an attached flat roofed garage on the site, which is to be replaced with the proposal. The proposal is in a suburban setting.

The current flat roofed garage measures approximately 2.47 metres to the roof, 2.88 metres wide and 6.76 metres long.

PROPOSAL

The proposal seeks to remove the existing flat roofed garage and replace it with a flat roofed extension, which will be 9.66 metres long, 7.54 metres wide at the rear, 3.64 wide at the front, and 2.57 metres high. The extension will be built from materials to match the existing.

The existing footprint of the existing garage is 17.84m² and the footprint of the proposal is 42.26m².

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport
SS5 Leek Area Strategy

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135.
Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

CONSULTATIONS

Publicity

Site Notice expiry date: 15/02/2024
Neighbour consultation period ends: 15/02/2024
Press Advert: N/A

Public Comments

No comments received.

Leek Town Council Comments

No objection to the extension.

Staffordshire County Council Highways

Requested a parking plan in the interest of road safety.

OFFICER COMMENTS

Principle of Development

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. Policy SS5 is the Leek Area Strategy, and supports development within the Leek Development Boundary, and therefore acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building.

The proposal is set back from the principal elevation of the house, and is subordinate at the roof level due to the flat roof. The proposal is of a similar design to the garage it replaces – a red brick structure with a flat roof, and utilises similar materials as the

host dwelling, which is appropriate to the character of the area. The Design Principles for Development in the Staffordshire Moorlands advises against flat roofs, however as the building is replacing an existing flat roofed structure of a similar height and proportions, it is not felt to present severe harm in this sense, and the addition of a pitched roof would result in an awkward and disjointed addition on a scale over and above that of the existing structure. On balance, and taken with the context of the existing house and surrounding built environment, the proposal does not present unacceptable design.

Amenity

Paragraph 135 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 site is bounded by 12 Ashenhurst Road to the east and 8 Ashenhurst Road to the west. To the rear (south) is a public footpath – Leek Town 29 – beyond which are the playing fields for All Saints CE First School.

The proposal will add additional windows to the front, east side elevation and the rear. The rear and front windows do not impact neighbour amenity as there are large windows existing on these elevations. A condition will be imposed to ensure the east side window is obscure glazed and remains so, as it serves a downstairs toilet. The proposal also adds external doors to the west elevation of the proposed extension, however these are not thought to pose an amenity issued due to existing boundary treatment..

Overall, the proposal would not represent an amenity issue in terms of overshadowing or overbearing effect. It would not block sunlight to side windows of the neighbouring dwelling as the proposal is a one storey flat roofed building with a height of approximately 2.6 metres and the impact will not be significantly different to the existing garage.. Projection from the rear of the house is minimal. Ultimately, the proposal is acceptable on amenity grounds.

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 proposal would add an additional bedroom to the property, bringing the total to five bedrooms, and removed parking by removing the garage. This meant that a parking plan was required in order to demonstrate the parking provision for three vehicles. This has been provided and satisfactorily demonstrates the required parking provision in line with SMDC parking standards and Policy T1.

CONCLUSION / PLANNING BALANCE

On balance, the proposal is an appropriate scale and design for the host building, and utilises materials which are in keeping with both the host dwelling and the local area. While the proposal removes parking availability and adds an additional bedroom, a parking plan has been provided which demonstrates the appropriate parking availability. The proposal does not negatively impact local neighbour amenity. Therefore, and as the proposal complies with policy, the recommendation is to Approve subject to conditions.

OFFICER RECOMMENDATION : **Approve, subject to conditions.**

Case Officer: Reuben Berriman

Recommendation Date: 25/03/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council