

DELEGATED DECISION REPORT

SMD/2024/0131
Valid 21/03/2024

73 HENCROFT
LEEK

**SINGLE STOREY SIDE AND
REAR EXTENSION &
PROPOSED BOUNDARY
TREATMENT.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site is a two storey semi-detached red brick and white render dwellinghouse with a dual pitched tile roof, dating from approximately the early 21st century. The site is in a suburban location.

PROPOSAL

The proposal is for a dual pitched tile roofed single storey brick rear extension which would also partially wrap around the side of the house. The proposal would be approximately 3.57 metres in height to the roof ridge and 2.5 metres to the eaves. The proposal would extend approximately 4.6 metres from the rear elevation of the house, with the total length of the extension being approx. 6.5 metres due to the partial side wrap-around feature of the proposal. The proposal would have a roof light on reach roof slope. The proposal is 4.9 metres wide. The proposal also includes boundary treatments in the form of a replacement 6 foot wood panel fence. The rear elevation of the extension would have a folding door, with a window above.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SS1 Development Principles
SS5 Leek Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

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
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: 15/04/2024

Neighbour consultation period ends: 12/04/2024

Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

No comments received.

Severn Trent Water

Comments:

Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property.

However, due to a change in Legislation that came into force October 2011, there could be unmapped assets on the property that will enjoy the same protection as all our mapped assets.

Protective strips:

100mm to 225mm diameter sewers - 3m either side of the pipe, thus providing 6m protection zone across the diameter of the pipe.

300mm to 999mm diameter sewers - 5m either side of the pipe and providing 10m protective strip, across the diameter of the pipe.

Any sewers greater than 999mm diameter, enjoy a protective strip of 7.5m either side of the pipe (15m across the diameter).

Further information about the transfer, along with guidance to determine whether they're served by a public sewer can be found on our website:

<https://www.stwater.co.uk/my-supply/waste-water/looking-after-your-sewers/sewerpipe-responsibility/>

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. The proposal is 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 single storey and to the rear of the property, and therefore would not diminish the dominance of the original building. The proposal is to be built from brick with a tile roof to match the existing, and therefore acceptable in regard to materials. The proposal has a pitched roof which is preferable in the Staffordshire Moorlands, as per the design guide. The proposal will largely be obscured by a 6 foot wood panel fence, which minimises the overall dominance of the proposal in the street scene. Overall, the proposal is acceptable in design terms as it is not overbearing on the original property or street scene, and is of suitable materials.

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 2 Brough Close to the north (rear) and 75 Hencroft to the east. The proposal would not have an amenity impact on No. 2 due to the nature of the proposal, the size and siting, as well as the site being at a slightly lower elevation. The proposal would not adversely affect the amenity of no.75 as there are no windows facing this dwelling, and having regard to the fact that no.75 has a conservatory to the rear. Consequently there would be no breach of the 45 degree line from the main windows of this structure. It is therefore considered that the proposal would not have an unacceptable impact on residential amenity.

Highway Safety

Paragraph 108 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 does not add another bedroom, nor decrease parking availability and therefore the proposal is acceptable on highways grounds. A site visit revealed that

the property does not have any off-street parking, however the proposal would not alter the parking arrangements.

CONCLUSION / PLANNING BALANCE

On balance, the proposal is recommended for approval as it is of acceptable design, and would not unacceptably impact residential amenity. The proposal is acceptable in principle as it is within the Leek Development Boundary. Despite not having off-street parking, the proposal would not negatively impact highway safety.

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

Case Officer: Reuben Berriman

Recommendation Date: 06/06/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council