

DELEGATED DECISION REPORT

SMD/2024/0170
Valid 18/04/2024

2 JASON COURT
LEEK

SINGLE STOREY SIDE
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design

DESCRIPTION OF SITE

The site is a two storey, semi-detached red brick dwellinghouse with a dual pitched roof, with a rear lean-to. The site was granted outline planning permission under SMD/2013/1201. The site is not listed, nor in a conservation area, and is in an urban setting.

PROPOSAL

The proposal is for a side lean-to extension, to be constructed from materials to match the existing. The proposal is 3.6 metres tall, and extends 2.7 metres from the side elevation of the host dwelling. The eaves height is 2.54 metres, and the extension will be 5.85 metres long, and the intended use is for a utility room, with a door to access the rear garden, and a window facing the front.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

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

- SMD/2013/1201. DESCRIPTION: The erection of 11 dwellings (outline) with details of vehicular access. DECISION: APPROVED
- DOC/2019/0095. DESCRIPTION: Discharge of conditions 5, 6, 11, 12, 13 & 14 relating to SMD/2013/1201. DECISION: DOC PART
- DOC/2019/0096. DESCRIPTION: Discharge of conditions 3 & 5 relating to SMD/2019/0213. DECISION: DIS-APP
- SMD/2019/0213. DESCRIPTION: Approval of reserved matters following outline approval SMD/2013/1201. DECISION: APPROVED (Reserved Matters)

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

None.

Leek Town Comments

No objection.

Staffordshire County Council Highways

Acceptance.

Severn Trent Water

Standard informative regarding unmapped assets.

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 inside 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 in keeping with the host dwelling, as it is to be made from similar materials and utilises similar architectural styles, such as corbelled eaves and decorative brickwork around windows and doors. The proposal is subordinate and is not out of character by way of size or siting. The proposal complies with the design guides, and is therefore acceptable on design grounds.

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 1 Jason Court to the north. Due to the siting of the proposal, the proposal would have no amenity impact on 1 Jason Court in terms of overlooking, overshadowing, or overbearing effect. Sufficient distance would be maintained to other neighbouring dwellings on the other side of the road to avoid any other impacts on amenity.

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 does not remove parking availability, or add another bedroom. Therefore the proposal is acceptable on highway safety grounds.

CONCLUSION / PLANNING BALANCE

On balance, the proposal is acceptable development as it complies with policy and the design guides, and would have no negative impact on neighbour amenity or highway safety. The proposal is therefore recommended for approval.

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

Case Officer: Reuben Berriman

Recommendation Date: 12/06/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council