

DELEGATED DECISION REPORT

SMD/2024/0177
Valid 12/04/2024

69 BEGGARS LANE
LEEK

**CONSTRUCTION OF A
REPLACEMENT REAR
EXTENSION AND
REPLACEMENT CLADDING**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

69 Beggars Lane is a detached dwellinghouse of grey brick and concrete tile. The dwelling is located on a corner plot of Beggars Lane and The Sleeve. The dwelling has some brown cladding to the front and rear elevations. A previous small, single storey extension is located on the rear elevation. An integral garage has previously been converted.

A detached, flat roof garage and a two vehicle driveway is located at the rear of the curtilage, accessed via the Sleeve.

PROPOSAL

Planning permission is sought for a replacement rear extension. The existing rear extension will be replaced, by a wider rear extension, to create a garden room and larger kitchen. This will run the width of the original rear elevation, with a single pitched roof.

The existing cladding is proposed to be replaced with an off-white render.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework

Section 4
Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 23/05/2024
Neighbour consultation period ends: 13/05/2024
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

Leek PC
- No objection

Environmental Health

N/A

Staffordshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

Leek is identified as one of the Districts largest settlements in Local Plan (LP) Policy SS 2. The spatial strategy seeks to focus future growth in these settlements and to strengthen their role as service centres. The application site is located within this development boundry.

Design

LP Policy DC 1 states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD.

SMDC Design Guide (SPD) paragraph 5.5 states that all extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to, in terms of size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help.

The existing rear extension will be removed, and replaced with a rear extension running the width of the host dwelling. The proposed development will extend 2.02M from the original rear elevation, this is the same depth as the existing extension. The proposed extension will have a pitched roof, which is a visual improvement over the existing flat roofed extension.

The development will be seen from The Sleeve, due to the site's corner location. The extension is considered not to harm the street scene of The Sleeve.

The existing cladding is proposed to be replaced by off white render. Cladding is present on the majority of the neighbouring dwellings. However, this has been replaced with render on a number of other dwellings previously, including 3 The Sleeve, 28 and 30 Rownall View, and 66 and 70 Beggars Lane. As such the off-white render will not harm the character of the street scene.

Overall there are no design concerns.

Amenity

SMDC Space about dwellings (SPD) states that the distance between front elevations containing principal windows and between rear elevations, containing three or more bedrooms should be at least 22 metres.

The SMDC Space about dwellings (SPD) further states that extensions and new buildings that are sited close to the principal windows of existing properties must be designed so that there is no obstruction to daylight beyond a 45 degree angle.

The proposed replacement rear extension will be located the same distance from the side elevation of no. 1 The Sleeve, as the existing rear extension. The garage located to the rear of the application site acts to block the majority of the side elevation of no.1, which consists of an integral garage. As such there are no amenity concerns.

The proposed rear extension is located 2.3M from the boundary with no. 67. As such the 45 degree angle is not breached in regards to any rear windows/doors on no. 67. The extension will not create any overbearing impact or privacy implications.

Overall there are no amenity concerns.

Highway Safety

LP Parking Guidance states that Class C3 (residential Dwellings) should have a number of car parking spaces sufficient for the type of residence. Up to three

bedrooms, requires two spaces for residents and visitors within the curtilage of the dwelling. Four or more bedrooms requires three spaces.

The proposal will not impact upon existing off-street parking provision for 3 vehicles. The proposed extension will not increase the requirements for parking at the dwellinghouse. As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable in terms of design, amenity and highway safety. The proposal has been found to comply with the relevant policies of the SMDC Local Plan, NPPF and SPDs. As such the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 5th June 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council