

DELEGATED DECISION REPORT

SMD/2024/0161
Valid 29/04/2024

6 HALL AVENUE
LEEK

**SINGLE STOREY SIDE
EXTENSION INCLUDING
INTERNAL AND EXTERNAL
ALTERATIONS TO CREATE
AN IMPROVED ACCESS**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design.

DESCRIPTION OF SITE

The site is a semi-detached, two storey red brick dwellinghouse with a dual pitched hipped tile roof, dating from mid C20. The site is in the Leek Development Boundary.

PROPOSAL

The proposal is for a single storey side extension on the eastern elevation. The extension will be constructed from red brick with a hipped tile roof to match the existing. The proposal will also add a new door on the same elevation. The proposal will have two windows, front and rear facing, with obscure glazing. The proposal will add an additional bedroom to the property.

The proposal will be 6 metres in length, 2.6 metres to the eaves, 3.7 metres to the roof ridge, and 3.6 metres wide.

Revised plans have been received, amending the design of the roof, to match that of the host dwelling.

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, 154.
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: 30/05/2024

Neighbour consultation period ends: 29/05/2024

Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

None received.

Staffordshire County Council Highways

No comments received.

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 site 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; 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 property, as it will be red brick with a hipped tile roof and is subordinate to the host dwelling as it is set back from the principle elevation and single storey. The proposal would compliment the character of the host dwelling and would not harm the visual character of the street scene and is therefore acceptable in design terms.

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 4 Hall Av. to the rear (north) and 8 Hall Av. (adjoining) to the west. The proposal would not have any amenity impact on No 8 due to the positioning of the proposal on the eastern side of the property, nor would it impact No 4, as 4 is set away from the site to the rear, 14 metres away, and the window facing No 4 is obscure glazed. With respect to number 5 to the east, the extension would be positioned 7.5m from this neighbour with Hall Avenue separating both properties. This distance would ensure that there would be no loss of light or overbearing impacts.

Overall, the extension would have no adverse impact on any surrounding neighbours.

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 will add an additional bedroom and remove parking availability, however the site can still demonstrate sufficient parking for three cars, working on the assumption that the additional bedroom will make a 4 bed property, as the upstairs have not been surveyed. This level of off road parking would meet the Councils parking guidance, and therefore does not raise any highway safety concerns.

CONCLUSION / PLANNING BALANCE

The proposal is recommended for approval as it complies with policy, and is acceptable in terms of design, highway safety and amenity.

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

Case Officer: Reuben Berriman

Recommendation Date: 25/07/2024

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council