

DELEGATED DECISION REPORT

SMD/2024/0206
Valid 09/05/2024

5 CARLTON TERRACE
LEEK

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

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Trees, Woodland and Hedgerows

DESCRIPTION OF SITE

The site consists of a semi-detached two storey red brick dwellinghouse and its associated curtilage. The dwellinghouse has a dual pitched hipped plain tile roof. The site is in a suburban setting in the Leek Development Boundary.

PROPOSAL

The proposal is for a single storey flat roofed rear extension to the property, and a wheelchair access ramp. The extension will be of red brick to match the house, and will add a fourth bedroom to the property. amended plans have been received showing parking availability for the additional bedroom.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS5 Leek Area Strategy
DC1 Design Considerations
NE 2 Trees, Woodland and Hedgerows
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: 30/07/2024

Neighbour consultation period ends: 07/06/2024

Press Advert: N/A

Public Comments

One comment, neither in objection or support, in relation to protecting the hedge at the site boundary.

Town / Parish Comments

No objection.

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 in 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 proposed extension would be subordinate to the existing dwelling as it is single storey. The proposal is in keeping with the host dwelling as it is to be built from similar materials. The proposal

however includes a flat roof, which is generally unacceptable design as it is not traditional in the Staffordshire Moorlands. However, the proposed siting of the extension is largely not visible to the public realm, and due to the angle of the wall to which the extension is to be attached, a pitched roof may not be possible. On balance, and in the context of the property and surrounding area, the proposal is not considered to be harmful 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 3 Carlton Terrace to the east, and 16 The Crescent to the west. The proposal would have no amenity impact on either neighbours due to the size and siting of the proposal. No side windows are proposed which would overlook either neighbour. The proposal would be sufficiently far from the nearest principal window of the attached dwelling to avoid any breach of the 45 degrees and similarly to the other side, the separation plus the chamfered corner of the extension will avoid any issues of overshadowing to this property. The single storey flat roofed nature of the application will minimise any overbearing effects.

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. The parking standard would therefore suggest 3 spaces should be provided. However the property does not have a driveway or garage, as on-street parking seems to be the norm for this area. Amended plans have been received, showing a parking space on site. The parking plan would mean no net increase in on-street parking, and therefore the proposal conforms with Policy T1 and is acceptable in terms of highway safety.

Trees, Woodland and Hedgerows

Policy NE2 states that the Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration. This will be achieved by Requiring that existing woodlands, healthy trees and hedgerows are retained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss. In this case, a condition will be applied to the planning permission, requiring the hedgerow between No. 5 Carlton Terrace and No. 3 Carlton Terrace to remain on site, in accordance with Policy NE2.

CONCLUSION / PLANNING BALANCE

On balance, the proposal is acceptable as it is of good design and in keeping with the property and the surrounding area, and would not unacceptable harm in terms of amenity or highway safety. As such, the proposal is recommended for approval.

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

Case Officer: Reuben Berriman

Recommendation Date: 31/07/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council