

DELEGATED DECISION REPORT

SMD/2024/0271
Valid 10/06/2024

19 WESTWOOD HEATH ROAD
LEEK

**SINGLE STOREY SIDE
EXTENSION TO EXISTING SEMI-
DETACHED HOUSE, INCLUDING
NEW STORM PORCH TO FRONT
ELEVATION.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking

DESCRIPTION OF SITE

A semi-detached, two-storey, brick and tile dwelling with double height bay window feature on the principal elevation. The dwelling has off-road parking space at the front of the house, amenity space at the rear and has previously benefitted from a ground floor rear extension. For the purposes of planning policy consideration the property is sited within the Leek Town Development Boundary and is not within any Conservation Area. There are no listed buildings/structures or protected trees which need to be considered.

PROPOSAL

A single-storey, side extension measuring 2.25m (wide), increasing to 2.57m to allow for a small overlap of the principal elevation and spanning the full depth of the dwelling to link with the rear wall of the existing ground floor extension. A small storm-porch would be erected above the front door and linked to the side extension by a matching, shallow-pitched roof which would cover all of the new addition. The extension would allow the formation of a utility room, WC/shower room and storage space. Each of the new rooms would have a skylight, the utility room would have a single window and the store room would be accessed externally from the back of the house. All new brickwork would match the existing house and tiles are specified to match those of the rear extension. The plans also show the intention to remove the boundary hedgerow and replace it with fencing, the application form states that the fencing will not exceed 1.8m high.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

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

Appendix 2 Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections:

- 2 Achieving sustainable development
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed and beautiful places

SITE HISTORY/RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments: No representations received within the statutory consultation period.

Leek Town Council: No objection, not unneighbourly.

Severn Trent Water: No representations received within the statutory consultation period.

Trees (SMDC): No representations received within the statutory consultation period.

Staffordshire County Council Highways:

Recommendation Summary: Acceptance

Site Visit Conducted on: 20-Jun-2024

Personal Injury Records

Current records show there were no Personal Injury Collisions on Westwood Heath Road within 50 metres either side of the property from 30/12/2019 to 29/12/2022.

Background

The property is located on Westwood Heath Road (Road No. D1291) an unclassified road with a speed limit of 30 mph. Westwood Heath Road serves residential properties, there are footways and street lighting. The 3 bedroomed property benefits from off highway parking that can accommodate 2 vehicles.

Proposal

Single storey side extension to existing semi-detached house, including new storm porch to front elevation.

Comments on Information submitted

The proposal is for the construction of a single storey extension to the side elevation of the property to form a shower room, storeroom, and utility. A porch is also proposed to the front elevation and will measure 562mm deep by 2m wide.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors. The Block Plan indicates a detached garage at the rear of the property; however, during the site visit, it was observed that the garage has been removed and replaced with a storage shed. The property includes a driveway that can accommodate parking for 2 vehicles. Although the proposed porch will extend into the parking area, there is still sufficient space to park 2 vehicles in the remaining area and therefore meets the Parking Standards.

The proposal is considered not to have a detrimental impact on the adopted highway. I have no objection to application number SMD/2024/0271.

OFFICER COMMENTS

Principle of Development

The application site forms part of a well-established residential area on the western side of Leek. The property is situated within the Leek Town Development Boundary where Local Plan policies give support in principle for a range of developments including residential. The application therefore raises no objections in principle and acceptability (or otherwise) of the proposal rests on compliance with other material planning considerations.

Design and visual impact

There are no design or wider visual impact concerns. This is a simple proposal, modest and subordinate in size in relation to the existing house, simple sloped roof arrangement and matching facing materials. The addition sits comfortably against the existing house. The extension would be visually prominent but its simple form and overall appearance would not result in any adverse street scene impact. Conditions to secure the matching bricks and tiles are recommended.

Neighbour amenity

There are no neighbour amenity concerns relating to the attached dwelling (number 17 Westwood Heath Road) as the extension will not wrap around the rear of the house, it simply attaches to an existing rear addition. There are no concerns in respect of dwellings on the opposite side of Westwood Heath Road due to separation distances. Number 21 Westwood Heath Road is the neighbouring property which needs consideration. Number 21 sits on the northern side of the application site, on slightly lower ground level, it is a semi-detached dwelling but it is not connected to the applicant's dwelling. The two dwellings are separated by their respective driveways and a boundary hedge. The proposed extension would not

contain any window/door openings within its side wall facing the boundary with number 21 and a condition could be added (in the event of an approval) to prevent any future openings being created.

The side wall of the neighbours house (number 21) contains no principal windows. There are a number of openings but these consist of two doors and an obscure glazed, hallway window. In addition to the side wall of the proposed extension, the applicants are also proposing to remove the boundary hedge and replace it with a fence. The fencing raises no concerns due to the non-principal arrangement of openings within the neighbours side wall and the fact that a fence of up to 2.0m high could be erected without planning consent. There are no concerns relating to impact upon any other neighbouring window. It is noted there is a window within the rear elevation of number 21, however the 45 degree horizontal angle does not appear to be breached, this is due to the positioning of the dwellings and their separation distances.

Parking

The application does not propose the addition of any further bedrooms but the addition would result in the loss of some of the driveway. There is parking available at the front of the property. The County Highways officer has visited the site and is satisfied that there is still sufficient space to park two vehicles on the site in keeping with the parking standards. County Highways have no objections to the application concluding that there will be no detrimental impact upon the adopted highway or its safety.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions and advisory notes.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 12.07.2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council