

DELEGATED DECISION REPORT

SMD/2024/0329
Valid 15/07/2024

56 WINDSOR DRIVE
LEEK

**ALTERATIONS AND
EXTENSIONS TO EXISTING
DWELLING INCLUDING
ENLARGEMENT OF PARKING
AREA**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Highways
- Design

DESCRIPTION OF SITE

The site comprises of a detached brick bungalow with a dual pitched tile roof, and its surrounding curtilage. The site is within the Leek Development Boundary and in a suburban setting.

PROPOSAL

The application seeks permission for a rear dormer, alterations to the rear ground floor windows, as well as the widening of the driveway which will require the re-siting of the retaining wall, which will be approximately 2 metres high at the highest point from the reduced ground level of the driveway. The dormer will be approximately 12.35 x 1.9 metres and be finished in grey horizontal boarding to be of similar appearance to the existing concrete tile roof. The proposal also seeks to add a pitched roof to an existing front facing dormer, as well as 5 rooflights on the front roof slope.

Revised plans showing drainage on the driveway were received to comply with a highways drainage condition.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS5 Leek Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Appendix 2 – Parking Guidance

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/2014/0528. DESCRIPTION: Proposed rear flat roof dormer, alterations to elevations including replacement porch, amendments to parking arrangements, retaining wall and steps. DECISION: APPROVED
- SMD/1999/0962. (OLD REFERENCE: 99/00707/FUL). DESCRIPTION: Domestic garage. DECISION: APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

Conditional:

“The development hereby permitted shall not be brought into use until the drive has been provided in accordance with the approved plans. The drive shall thereafter be retained unobstructed and kept for its intended purpose for the life of the development.

The development hereby permitted shall not be brought into use until details of the surface water drainage interceptor to be provided across the access rear of the highway boundary, connected to a surface water outfall or draining on SUDS principles, have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

REASONS: To comply with NPPF; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Should the developer consider it necessary to extend the dropped access crossing, the dropped crossing to the site would need to be widened in accordance with SCC requirements and would require a Section 184 Notice of Approval from Staffordshire County Council. Please email trafficandnetwork@staffordshire.gov.uk for further details. The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway:
<https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>"

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; 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 rear dormer is subordinate to the host dwelling as it is below the roof ridge, and on the rear of the property and not visible from the public domain or street scene. The Permitted Development fallback position must be considered, and the rear dormer, or a scheme very similar to the proposal, would also be possible under Permitted Development rights, and therefore this element of the proposal is acceptable.

The pitched roof on the existing front facing dormer is considered to be good design, as flat roofs are not typically considered good design, especially on a front facing roof slope. The driveway widening and excavation is considered beneficial, as it will decrease on-road parking in the area, and therefore improve highway safety. The retaining wall which is in situ will be re-sited and made larger, in order to retain the front garden which is at a higher level than the driveway, due to the property being on a slope. A previous scheme very similar to the proposed scheme was granted approval with SMD/2014/0528. The proposal will install another retaining wall parallel to the front elevation of the property as the driveway is to also be excavated to

reduce the pitch of the drive, which is at present quite steep. The proposed works are considered beneficial to highway safety as the reduced pitch will slow the rate of water runoff, reducing the chances of the drain being overwhelmed. The removal of the reformed stonework from the porch, to be replaced with white render, is also considered a design improvement as there is a precedent in the area for the partial rendering of buildings, most notable the houses directly opposite the site, while the Design Guide advises against reformed stone. Therefore, on balance, the proposal is considered 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 No. 54 Windsor Drive to the south, and No. 72 Windsor Drive to the north. The site backs onto a local green space known as The Waste. In terms of local residential amenity impact, the proposal would have a minimal effect on neighbouring properties as the proposed development would not have an overbearing or overshadowing effect, nor would it overlook neighbouring properties, other than towards the bottom of the garden. It is also noted that the properties to the north are two storey having first floor rear windows, which overlook the application site, reflective of a suburban environment. The plans also show the addition of glazing to the cheeks of the existing front former window, which has the potential to cause overlooking to the neighbour at number 72, particularly when they enter their home to the front. A condition will be imposed on the permission stipulating the glazing on the dormer cheeks on the front elevation to be non-opening and obscure glazed in order to preserve the amenity of neighbours from overlooking. The proposal is therefore acceptable in terms of amenity.

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 would increase the size of the property from two to three beds, which requires 2 parking spaces (2.4 x 4.8 metres), as per SMDC parking guidance. Part of the proposal is widening the driveway in order to accommodate an additional vehicle, and therefore the proposal is acceptable in terms of highway safety.

CONCLUSION / PLANNING BALANCE

The proposal is acceptable in terms of highway safety, design, and amenity. While flat roofs are not generally acceptable, a flat roof is typical for a rear dormer, and it will not be visible from the street scene. Therefore the recommendation of for conditional approval.

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

Case Officer: Reuben Berriman

Recommendation Date: 10/09/2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council