

DELEGATED DECISION REPORT

SMD/2024/0316
Valid 09/07/2024

361 LEEK ROAD
ENDON

**PROPOSED FIRST FLOOR
EXTENSION TO FORM
BEDROOM AND EN-SUITE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design

DESCRIPTION OF SITE

The site consists of a detached two storey red brick and white render dwellinghouse and its associated curtilage. the property has a single storey forward facing gable porch with a dual pitch roof. The site is set back from the highway and has off street parking for three vehicles.

PROPOSAL

The application seeks permission for a front and side extension, which would add an additional storey atop the front facing gable, and extend the house two storeys at the side.

Revised plans were agreed to bring the application in line with policy and design guidelines.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
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
- Appendix 2 – Parking Guidance.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None.

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

No consultation response 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 Endon 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. Revised plans were agreed, which made the front elevation more in-keeping with the original building and the local area. The proposed development is to add a second storey atop an existing single storey pitched roof element of the property, and would not extend the existing footprint of the dwelling. The roof pitches would match that of the existing elements of the property, and the front and rear facing windows would also match those of the existing building. Although the proposal stands forward of the front elevation and introduces a dominant first floor gable, this reflects the existing ground floor and is considered to be preferable to the original design. The step forward will help to disguise mismatch of materials and will avoid any terracing effect to the neighbouring property. The proposal is therefore considered acceptable design, and is in line with the design Guides SPG's.

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 359 Leek Road to the south-west, and 363 Leek Road to the north-east. Due to the siting, size and nature of the proposed development, it is not considered that it would raise significant amenity issues to neighbours or the wider area. No side windows are proposed which would overlook the neighbours. There are no side windows in the gable of the adjacent dwelling which would suffer loss of light and due to the limited projection, there would be no loss of light to principal windows in the front elevation of either neighbour. The proposed development is therefore acceptable in terms of amenity.

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, taking it from three to four. This would require the provision of three off-road parking spaces (2.4 x 4.8 metres). A site visit confirmed there is provision for this on site. the proposal therefore complies with Policy T1 and is acceptable in terms of Highway Safety.

CONCLUSION / PLANNING BALANCE

On balance, and in light of the above, the proposed development is considered to be acceptable design with the revised plans, as well as in terms of amenity and highway safety. The application is therefore recommended for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman
Recommendation Date: 01/10/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council