

DELEGATED DECISION REPORT

SMD/2024/0390
Valid 27/08/2024

**157 GREYSTONES LEEK
ROAD
ENDON**

**REMOVAL OF EXISTING SIDE
EXTENSIONS. CREATING A
NEW TWO STOREY
EXTENSION TO THE SIDE OF
THE PROPERTY WITH SIDE
ACCESS TO A REAR FULL
LENGTH EXTENSION. THE
PROPOSAL WILL CREATE A
OPEN PLAN KITCHEN LIVING
AREA, UTILITY, PLAY ROOM
AND A MASTER BEDROOM
WITH EN-SUITE TO THE FIRST
FLOOR.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design

DESCRIPTION OF SITE

The site consists of a semi-detached two storey dwellinghouse and its associated curtilage. The house is finished in red brick, with a dual pitched hipped tile roof. The site is in a semi-rural location in the Endon Development Boundary.

PROPOSAL

The application seeks permission for a two storey side and single storey rear extension finished in materials to match and similar architectural style. The roof ridge of the side extension would be approximately 7.45 metres, which is set below that of the existing house, and the eaves would be at approx. 5.17 metres, which matches that of the existing house. The side extension would extend approx. 3.28 metres from the existing side wall. The proposal is also set back from the front elevation of the existing house at first floor level, and in line with the existing bay window at ground floor level, with a small lean-to roof which would adjoin a new pitched roof open porch. This replaces an existing lean-to roof slope atop the existing single storey side extension. The rear extension would run the full length of the rear elevation, and feature a lean-to roof with four rooflights.

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

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

- None.

CONSULTATIONS

Publicity

Site Notice: Expired

Neighbour consultation period: Expired

Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

Acceptance.

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 is 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 development is in keeping with the host dwelling in terms of design, as the materials and architectural styles match. The proposal remains subordinate to the host dwelling as it is set down at roof level, and set back from the principle elevation at first floor level, which is a new introduction to the site, owing to the in-situ ground floor side extension. The addition of the small gable over the front door is considered good design as it focusses the eye to the front door which is the principal feature of the front of the property. The rear extension is acceptable as it is a standard lean-to rear extension, and does not detract from the overall design of the property.

The proposed development is therefore considered acceptable in design terms and is compliant with the Design Guides and Policy.

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 155 Leek Road which is the adjoining semi to the south, 1 Kent Drive to the north, and 2 Kent Drive to the west (rear). The proposed extension does not introduce any new windows on the side elevation, nor does it extend closer to the property to the rear at first floor level. The proposal would not cast an unacceptable additional amount of shadow on neighbouring properties due to the size and siting of the development, as well as siting of neighbours in relation to the proposal. Additional shadow on 1 Kent Drive would largely be cast on the blank gable end, only in the early morning when the sun is at its easternmost would

additional shadow be felt at 2 Kent Drive. The impact is not considered unacceptable and the proposal is therefore compliant with Policy DC1 I regard to 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 proposed development adds an additional (fourth) bedroom and removed a parking space in the garage. As per SMDC Parking Guidance, a four bedroom property must have three parking spaces 2.4 x 4.8 metres. A site visit has satisfied the Case Officer that there is sufficient parking for three vehicles within the site. the site is therefore acceptable I terms of highway safety and compliant with Policy T1.

CONCLUSION / PLANNING BALANCE

On balance, the application is recommended for approval in light of the above. The proposed development is acceptable inn terms of design, amenity, highway safety and being in the Development Boundary it is acceptable in principle.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Reuben Berriman

Recommendation Date: 21/10/2024

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council