

DELEGATED DECISION REPORT

SMD/2024/0384
Valid 21/08/2024

WESTERDALE BIRCHALL
LANE
LEEK

**REPLACEMENT PORCH TO
FORMER 'UTILITARIAN
ENTRANCE' ON SIDE
ELEVATION OF EXISTING
DWELLING AND FLAT ROOF
DORMER TO EXISTING
GARAGE.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a detached emerging Art Deco Italianate style dwellinghouse constructed from render and tile and its associated curtilage, situated in the Leek East Ward. The site is within the Leek Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The proposed site is enclosed by neighbouring dwellings comprising a section of Birchall Lane. Birchendell, is situated to the North-East of the site, Woodlands, sits to the East of the site and Orchard House is located to the West. The rear curtilage of the site adjoins the curtilage of Badnall House, Churnet Manor Close, Birchall Lane to the South-East. The Birchall Lane highway runs adjacent to the proposed site to the North-West.

PROPOSAL

The proposed development comprises a replacement porch extension on the North facing elevation of the dwelling and a flat roof dormer extension to the existing detached garage.

The proposed porch extension would have a depth of approximately 1.95 metres and a width of approximately 2.37 metres. The roof on the extension would overhang each side of the extension, thus meaning that it would have a larger width of approximately 5.75 metres. The total maximum height of the porch extension would be approximately 3.70 metres and the maximum eaves height is approximately 2.60 metres.

The proposed dormer extension to the garage would have a width of approximately 3.02 metres and a depth beyond the roof plane of 1.30 metres. It would have a flat roof, with a maximum height of approximately 1.0 metre.

The porch extension would be constructed from materials which would largely harmonise with the existing dwellinghouse, including Roughcast render painted white, a concaved lead roof with lead rolls, painted timber glazed panelled doors with mock lead comes, flush painted timber windows with mock lead comes and galvanised metal lattice columns. The proposed dormer extension to the garage would be constructed using lead cheeks, flat lead roof with lead rolls and flush painted timber windows with mock lead comes.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS5 Leek Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions
Part 7 – Details and Materials

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2001/0819 – Detached double garage and conservatory to dwelling. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 24/10/2024
Neighbour consultation period ends: 27/09/2024
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

At a meeting on 17th September, Leek Town Council planning committee resolved to have no objection to this application. Not un-neighbourly.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

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. A concentrated focus on future growth is to be directed to larger settlements, including Leek. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS5, new development should be directed to the most sustainable locations. The site lies within the market town of Leek, which is one of the main urban areas where the focus of new development will be directed, with the aim of crafting all development to enhance the character and appearance of the town.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

Notably, the site is not located in a Conservation Area, is not a Listed Building and is not a registered Heritage Asset. The dwelling sits amongst an estate of large plots, showcasing a number of detached dwellings of varying design and construction compositions. For the aforementioned reasons, there is scope for an element of variation in the design and materials of new development.

The agent has provided some information regarding the historic context of the host dwellinghouse:

"The property is of an emerging Art Deco Italianate style designed by architects Longden & Venables in the 1920's, an architectural style that explored varied design with the use of new materials and forms whilst employing the same craftsmanship of the earlier Arts and Crafts Movement."

It is important that the design of the proposed porch extension is sensitive and reflective of the character of the dwelling, due to its location on a more visible elevation to the wider streetscape. The proposed porch extension would have a lead covered curved roof. There would be an over sail of the roof on either side of the extension, with steel lattice columns on each end of the roof overhang.

The Council do not consider the over sail of the roof on either side of the extension with steel lattice columns on each end of the roof overhang to be completely characterful of the host dwelling or wider street scene. Roof overhangs and steel columns are not common features of the wider streetscape, arguably creating an incongruous feature of ornamentation on a more visible elevation to the wider public domain. Therefore, it was suggested to the applicants to replace the proposed porch with a hipped, tiled roof without the oversail on either side, which would arguably better suit the character of the host dwelling.

Since the concerns of the Council were raised, the applicants have expressed their interest in avoiding a generic 'square box' stuck to the 'side' of the house that has no design thought or execution. The thought process behind the elongation of the roof beyond the porch walls is that *"this would help the form of the proposed porch to sit more comfortably on the symmetrical elevation and associated window positioning, whilst being a common design approach to create a period veranda style Loggia on the sides or rear of properties."*

As the site is located amongst an estate of varied architecture with no specific character amongst spacious curtilage plots, it is considered there is scope for different design approaches within reason. This Art Deco Italianate style dwelling was built during an architectural period which explored the use of different materials and detailing. The individualistic design of the porch extension is reflective of this;

showcasing the use of materials such as concaved lead roofing to create the roof overhang and steel lattice columns. Thus, whilst these architectural features would not be acceptable in many cases across the Staffordshire Moorlands, they are acceptable in this instance.

The proposed dormer extension to the detached garage outbuilding would be considered appropriate in its design. Its small and inconspicuous size and design is not considered to detract from the appearance of the garage outbuilding or host dwelling.

Materials used in the construction of the proposed extensions are considered to complement those used in the construction of the existing dwelling. The surrounding street scene is comprised of a varied selection of house types, accommodating for a wider scope of material options to be used in the construction of the dwellinghouses. Roughcast render painted white, a concaved lead roof with lead rolls, painted timber glazed panelled doors with mock lead comes, flush painted timber windows with mock lead comes and galvanised metal lattice columns would be used in the construction of the proposed extension. The proposed dormer extension to the garage would be constructed using lead cheeks, flat lead roof with lead rolls and flush painted timber windows with mock lead comes.

Although the proposed lead roofing would not strictly be in character with the predominant tiled roof of the host dwelling, I note that the property currently has an existing curved lead roofed bay window to the rear. Additionally, the agent has raised that prior to the construction of the conservatory on the south elevation (side), an original lead roofed bay window was also present on the dwelling. Therefore in this case, although lead roofing would not be the preference of the Council as a roofing material, it can be considered acceptable in this instance.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

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 application site is bound by Birchendell, Birchall Lane to the North-East, Woodlands, Birchall Lane to the East and Orchard House, Birchall Lane to the West. The rear curtilage of the site adjoins the curtilage of Badnall House, Churnet Manor Close, Birchall Lane to the South-East. Assessment of amenity impact will therefore be required on the direct neighbouring dwellinghouses to the sides and rear of the site.

Due to the approximately 15.66 metre plus distance between the proposed porch and all immediate neighbouring dwellings and the approximately 19.54 metre plus distance between the proposed dormer extension to the garage and all immediate neighbouring dwellings, it is clear that no overshadowing impact would occur. Therefore, the light amenity of all neighbouring dwellings would remain protected despite the addition of the proposed extensions.

There would be no windows on either side elevation of the proposed porch extension which would face the neighbours at Birchendell, Woodlands, Orchard House and Badnall House. The addition of the flat roof dormer extension to the existing detached garage would incorporate three new windows which would partially look towards the neighbours at Birchendell, Woodlands, Orchard House and Badnall House. This being said, due to the varying, oblique angles of the surrounding dwellinghouses from the garage outbuilding, as well as the common boundary treatment shared between the dwellings, no detrimental overlooking would occur as a consequence of these proposed windows.

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 proposed extensions would not increase the number of bedrooms of the dwelling. Therefore, it is clear that no additional parking spaces will be required for the number of people inhabiting the dwellinghouse. Additionally, as the proposed dormer extension would be within the roof space of the garage outbuilding, the spaces for off-street parking on the driveway to the front of the dwelling would not be compromised, in compliance with Policy T1. Although the proposed porch would project into the curtilage space of the dwelling where parking is located, the substantial size of the driveway and triple garage would be sufficient to accommodate the number of parking spaces required for a four bedroom dwelling.

Thus, the proposed extensions would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Therefore, the proposed development is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley
Recommendation Date: 23/10/2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council