

DELEGATED DECISION REPORT

SMD/2024/0402
Valid 12/09/2024

17 HAMIL DRIVE
LEEK

**DEMOLITION OF EXISTING
CONSERVATORY AND STORE
AND ERECTION OF SINGLE
STOREY REAR EXTENSION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site consists of a two storey terraced house with a dual pitched roof, and its associated curtilage. The site is in the Leek Development Boundary approximately 125 metres north of the A523 on a suburban street.

PROPOSAL

The application seeks permission for a single storey flat roofed rear extension, approximately 5.47 metres wide, by 3.73 metres, and 3.48 metres to the roof lantern, and 2.95 metres to the parapet. The extension will be finished in brick to match the existing.

Revised plans were requested as the original plans showed the proposed development encroaching onto a neighbours land. The amended plans show the development wholly within the curtilage of the host dwelling. The external store belonging to the neighbour which was originally to be demolished, is now retained and is not within the red line of the application site

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

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 expiry date: 07/10/2024

Neighbour consultation period ends: 04/10/2024

Press Advert: N/A

Public Comments

One objection received, in relation to the plans showing the development encroaching on to land not owned by the applicant and the demolition of a brick outbuilding on said land.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

No comments 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 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 extension is subordinate to the host dwelling as it is single storey, and in keeping in terms of materials. While a flat roof is not preferred, a pitched roof was not feasible due to the restrictions of other developments either side of the property, according to the applicants. The proposed extension is modest in size, and not in a prominent location, and is well screened by surrounding properties, and so on balance the proposal is considered acceptable on design grounds.

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 15 and 19 Hamil Road to the south and north respectively, and 34 Park Road to the west (rear). The existing store to No 19 is retained on the neighbours land and the extension sits alongside that. The drawings show that the party wall with No 15 (which appears to form part of the conservatory at No 15) is also retained. As the development is single storey with no windows facing the neighbours to either side, the proposed development would have no negative amenity impact. There is a solid timber fence separating all neighbours, and so there would be no overlooking to 34 Park Road. the proposal 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 proposed development would have no impact on highway safety as the development is to the rear, and does not add an additional bedroom. Therefore the proposal complies with Policy T1.

CONCLUSION / PLANNING BALANCE

On balance, and in light of the above, the application is recommended for approval as it would not have an unacceptable impact on amenity or highway safety, and is acceptable in principle and on the grounds of design.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 07/11/2024

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council