

DELEGATED DECISION REPORT

SMD/2024/0470
Valid 16/10/2024

19 WESTVIEW CLOSE
LEEK

PROPOSED REAR
EXTENSION AND PROPOSED
FRONT PORCH EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a detached bungalow constructed from brick and tile and its associated curtilage, situated in the Leek West 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 Westview Close and backs onto a dwelling on North Street. No. 26 Westview Close is situated to the East of the site and No. 17 Westview Close sits to the South. The rear curtilage of the site adjoins the curtilage of Oak Hill, No. 100 North Street to the North. The Westview Close highway runs to the South-East.

PROPOSAL

The proposed development comprises a single storey rear extension and a porch extension to the dwelling. The proposed extensions would allow for a larger bedroom, a larger open plan living, kitchen and dining space, a porch and a larger bathroom.

The proposed single storey rear extension would have a depth of approximately 4.0 metres and a width of approximately 8.25 metres across the rear elevation of the dwelling. The total maximum height of the extension would be approximately 3.50 metres and the maximum eaves height is approximately 2.42 metres.

The proposed porch would have a depth of approximately 1.38 metres and a width of 1.88 metres. It would have a maximum height of 3.0 metres and an eaves height of 2.40 metres.

The extension would be constructed from materials which would harmonise with the existing dwellinghouse, including facing brickwork, concrete interlocking tiles and UPVC.

Revised plans were received during the course of the application, illustrating a slight set back of the rear extension from the eastern elevation.

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

Staffordshire Moorlands Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1977/0008 – Residential development. Approved.
SMD/1978/0593 – Proposed erection of 31 dwellings and estate roads. Approved.
SMD/1979/1152 – Details of dwellings. Approved.
SMD/1980/0296 – Revised house type and siting. Approved.
SMD/1981/1107 – Residential development, details of two dwellings. Refused.

CONSULTATIONS

Publicity

Site Notice expiry date: 15/11/2024
Neighbour consultation period ends: 08/11/2024
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

At a meeting held on 19th November 2024, Leek Town Council resolved to have no objection to this application for a rear extension and a front porch extension.

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.

Due to the positioning of the site being set back from the highway, it is clear that the proposed extensions would be contained, thus they would clearly not have a prominent impact on the wider streetscape. Although the host dwelling comprises a bungalow, the maximum height of the rear extension would be set down from the parent building and the eaves height would align with the eaves of the host dwelling. Thus, it would be considered appropriate development in accordance with the Council's Design SPD. The proposed rear extension would have a dual pitched roof, which would complement the character of the host dwelling.

Initially, the proposed rear extension extended across the full width of the rear elevation of the dwellinghouse. The extension aligned with the side wall of the dwelling visible from the public highway, meaning that there would be a risk of an obvious mismatch of materials. To ensure that the extension remains subservient to the host dwelling and to avoid any potential mismatch of materials, the Council suggested to the applicants that the side wall of the rear extension be set slightly inwards rather than running flush with the side wall of the host dwelling (on the road facing, visible side of the building). Following this, the applicants submitted a revised plan to the Council, setting the relevant side elevation inwards. Therefore, the extension is now considered to have a more subservient relationship with the host dwelling, as well as avoiding an obvious mismatch of materials.

The proposed porch extension would have a simple shallow pitched roof, which would compliment the shallow pitched roof of the host dwelling. The maximum height of the porch would be set down from the maximum height of the host dwelling, ensuring that it would have a subservient relationship with the host dwelling. Notably, the proposed porch complies with Class D, Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, the porch has a permitted development fallback position.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Facing brickwork, concrete interlocking tiles and UPVC would be used in the construction of the proposed extensions. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the original property.

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 No. 26 Westview Close to the East and No. 17 Westview Close is situated to the South. The rear curtilage of the site runs adjacent to the curtilage of Oak Hill, No. 100 North Street to the North. Therefore, it becomes important to assess whether the amenity of these neighbours would be compromised.

The proposed single storey rear extension would be located on the North facing rear elevation of the dwelling. As the neighbouring dwelling at No. 17 Westview Close is located to the South of the site, the proposed rear extension would be tucked away on the opposite side of the site to the neighbour completely out of sight. Thus, the proposed rear extension could not cause any shadowing impacts or loss of light for No. 17 through any habitable windows. Notably, the side elevation of No. 17 which faces towards the site is completely blank; no fenestration is located on this elevation. Therefore, the proposed porch would not cause any light amenity impact for this neighbour.

Due to the approximately 14.84 plus metre distance between the proposed extensions and the side elevation of No. 26 Westview Close, it is clear that the extensions would not cast any detrimental shadowing over No. 26. Furthermore, the elevation of No. 26 which faces towards the site is completely blank, meaning that light amenity would not be impacted through any habitable windows.

Due to the approximately 23.70 metre distance between the proposed rear extension and Oak Hill, No. 100 North Street, it is clear that the rear extension would not cast any shadowing over this neighbour. Furthermore, the rear curtilage of the site steeply slopes upwards towards the common boundary between the site and Oak Hill. Thus, it is clear that as the site is on a considerably lower ground level to the neighbours at Oak Hill, light amenity impact would not occur as a result of the proposed extension.

Although there would be a window on the side elevation of the proposed rear extension which would face towards the neighbours at No. 26 Westview Close, it would only face towards a blank side elevation of this neighbouring dwelling and a 2m high close boarded fence. Therefore, the privacy amenity of No. 26 would not be impacted at all by the proposed extension. The proposed rear extension would incorporate a set of bi-fold doors on its West facing side elevation. The proposed bi-fold doors would not face onto any neighbouring dwellings; the western curtilage of the site only adjoins an area of open space. Therefore, this addition would not impact the privacy amenity of any neighbouring property. Although there would be two windows on the North facing rear elevation of the extension which faces towards Oak Hill, No. 100 North Street, the approximately 23.70 metre distance between this window and the closest elevation of this neighbour would comply with the spatial standards set out in the Staffordshire Moorlands Space About Dwellings SPD.

Although there would be a window on the South facing elevation of the porch which would face towards No. 17 Westview Close, this window would face onto a completely blank elevation of No. 17. Therefore, it is clear that no overlooking would occur as a consequence of this addition. Although a partially glazed door would be added to the East facing side elevation of the porch extension which would face towards No. 26, it would only face towards a blank side elevation of this neighbouring dwelling. Therefore, the privacy amenity of No. 26 would not be impacted at all by the proposed porch extension.

Overall there are no residential amenity concerns.

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. There is large parking area to the east of the dwelling which easily allows parking for several vehicles. Additionally, the spaces for off-street parking on the driveway to the side of the dwelling would not be compromised, in compliance with Policy T1.

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: 09/12/2024

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council