

DELEGATED DECISION REPORT

SMD/2024/0482
Valid 24/10/2024

72 BEGGARS LANE
LEEK

**PROPOSED FRONT AND
REAR SINGLE STOREY
EXTENSIONS**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a detached dwellinghouse with walls finished in brick and hanging tiles and roofed in concrete tiles, 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 site is a corner plot, enclosed by a neighbouring dwelling No. 70 Beggars Lane, which lies to the North of the site. The rear curtilages of No. 5, No. 6 and No. 7 Howard Close back onto the site to the West. The Beggars Lane highway runs adjacent to the Eastern boundary of the site and the Wallbridge Drive highway runs adjacent to the site on the South.

Despite a number of extensions and alterations being made to dwellings amongst the street scene, the established character of the original estate has been retained.

PROPOSAL

The proposed development consists of a single storey rear extension and a single storey front extension. The single storey rear extension would allow for a larger kitchen-diner and the single storey front extension will create the provision for a larger porch, lounge and family room. Additionally, a proposed set of bifold doors would be added to the South facing side elevation of the dwelling, which would be screened by proposed soft landscaping.

The single storey rear extension would have a maximum height of approximately 3.35 metres and maximum eaves height of 2.16 metres measured externally from natural ground level. It will have a depth of 2.68 metres and a width of 7.52 metres. The proposed single storey front extension would have a maximum height of 3.74 metres and an eaves height of 2.56 metres. It would have a depth of approximately 1.30 metres and a width of 7.52 metres.

Materials used in the construction of the proposed extensions would match those

used in the construction of the existing dwellinghouse, including red brickwork, concrete tiles and UPVC. The proposal would also introduce an element of render.

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1978/0831 – Two storey side extension. Approved.

SMD/2022/0303 – Proposed extensions and alterations. Refused.

CONSULTATIONS

Publicity

Site Notice expiry date: 23/12/2024

Neighbour consultation period ends: 22/11/2024

Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been received from Leek Town Council.

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. 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 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.

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. Both the front and rear extensions are single storey and therefore considered to be subordinate to the existing dwelling.

The original dwellinghouse is characterised by large picture windows, with a horizontal emphasis and a low solid to void ratio, which is typical of properties of this period. This can be seen at first floor level of the house and on other properties elsewhere in the vicinity. The fenestration detail of the rear extension is considered to be appropriate and this element of the works would not be visible from any public vantage points. Windows with a horizontal emphasis would be located on the front elevation of the front extension, predominantly running parallel with and reflecting the existing windows on the principal elevation. Therefore, the extensions are considered to be acceptable and in character with the parent building.

Notably, a similar application was submitted to the Council under the reference SMD/2022/0303, which included a rear extension, an extension to the principal elevation of the dwelling and close boarded fencing around the curtilage perimeter. The Council refused this application and a subsequent appeal was dismissed, based on the uncharacteristic windows on the front extension and the close boarded fencing around the full perimeter of the curtilage. At appeal, the Inspector raised no other issues with the front extension, despite its disruption of what is a very established pattern of development of flat fronted dwellings in this part of Beggars Lane.

A new set of bifold doors would be added to the side elevation of the existing dwellinghouse. This side elevation is very visible from the wider public domain, due to the 'open plan' character of the curtilage. There are very few boundary treatments in front gardens amongst the streetscape and where these have been provided, they are generally low in overall height and do not provide screening or privacy.

Generally speaking, the Council would not be supportive of larger amounts of fenestration on side elevations of dwellinghouses, as traditionally side elevations comprise a high solid to void ratio. This being said, the site comprises a modern dwelling amongst a modern estate, and therefore there is scope for fenestration on the side elevation.

The proposed plans demonstrate that the set of bifold doors would be screened by new soft landscaping. Under SMD/2022/0303, the applicant applied for close boarded fencing around the perimeter of the curtilage of the dwelling. This was not considered acceptable by the Council or the Inspector at the appeal, due to its harm to the existing open side curtilage of the dwelling. However, planting is not development and can be undertaken without planning permission.

Materials used in the construction of the proposed extensions 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. Sections of render appear to have been added to dwellings amongst the streetscape over time, in particular to the first storeys. Red brickwork, white render, concrete 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 estate.

The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

Amenity

Paragraph 127 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. 70 Beggars Lane to the North and No. 5, No. 6 and No. 7 Howard Close to the West.

The proposed single storey rear extension would not create a detrimental loss of light into the rear principal windows of the neighbour at No. 70. After a site visit, an examination of the submitted site plan shows that the proposed single storey rear extension would not breach the 45 degree line from the closest rear window belonging to this neighbour. Furthermore, the approximately 2 metre high boundary fencing situated between the proposed rear extension and the neighbour, would aid in preventing some of the shadowing impact on the neighbouring property. There would be no windows on the side elevation of the proposed rear extension which would face towards the neighbours at No. 70, thus there would be no privacy impact on these neighbours.

It is clear that the proposed single storey extension to the front of the dwelling would not breach the 45 degree rule to the closest window on the principal elevation of No. 70. Regardless, the East to West sunlight trajectory would only lead to a very minimal amount of shadowing as a consequence of the proposed front extension, due to the Southerly positioning of the site from this neighbour. There would be no windows on the side elevation of the proposed front extension facing the neighbours at No. 70 Beggars Lane, thus no privacy amenity impact would occur.

The front extension would not be visible to the neighbouring dwellings to the West of the site at No. 5, No. 6 and No. 7 Howard Close and therefore there will be no amenity impact. There is a substantial distance between where the single storey rear extension would be located and these neighbours (approximately 18 metres plus), which would mitigate any chance of light loss occurring for them. Furthermore, these neighbours are on a substantially higher ground level to the site, meaning that they would not be impacted.

Although there would be fenestration in the form of three windows on the rear elevation on the single storey rear extension which would face No. 5, No. 6 and No. 7 Howard Close, there would be no more fenestration than is already there. Four roof lights would be incorporated into the rear extension. However as they would not be at eye level, no overlooking would be caused. Furthermore, these neighbouring dwellings are on a higher ground level to the site, thus overlooking would not occur for this reason.

The proposed new bifold doors on the existing South facing side elevation of the dwelling would be 22 metres plus in distance from the front elevations of dwellinghouses across the highway. Thus, the bifold doors would not have any privacy amenity impact on these neighbours.

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 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. Although one of the proposed single storey extensions would be on the front elevation of the dwellinghouse, it would not be large enough to compromise the available off road parking, comprising two off road spaces, in compliance with Policy T1.

Thus, the proposal complies with Local Plan Policy T1 in this regard.

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 extensions are recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 17/12/2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council