

DELEGATED DECISION REPORT

SMD/2024/0489
Valid 28/10/2024

33 YE NOOK FOUNTAIN
STREET
LEEK

CONVERSION OF AN
EXISTING DETACHED
GARAGE INTO GRANNY
ANNEX LIVING
ACCOMMODATION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application relates to the Ye-Nook, detached dwelling which is set back from the road and has its own driveway. It sits within a predominately residential street made up of mainly three-storey terraced properties with on-street parking. The property does not fit with the character of properties on this street rather, it is a rendered cottage style building with a large yard to the rear of the property; The yard comprises of a detached garage immediately to the rear of the property (north) and a green house. The garage itself is made out of red brick, features a gable roof and used for domestic storage. The curtilage of the property appears to include the rear yard associated with 29-31 Fountain street.

At the time of visit, a shed was being built behind the property of 29-31 Fountain Street.

The site is located within the settlement boundary of Leek Town, as defined in the Local plan. The boundary sits outside of the Conservation Area located to the rear (north) of the yard.

PROPOSAL

Planning permission is sought for the conversion of a detached garage for an annex. The applicant intends to replace the garage door for a front door and large side window together with the reuse of side windows along the side and rear of the building.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS5- Leek Area Strategy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework
Section 12: Achieving well-designed places

SITE HISTORY

SMD/1988/0223	Details of Detached garage and W.C	Approve
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CONSULTATIONS

Publicity

Site Notice expiry date: 3/12/24

Neighbour consultation period ends: 20/11/24

Public Comments

Neighbour comments No representatives received

Leek Town Council Comments No objection

County Highways No objection subject to condition on parking spaces

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary of Leek. Policy SS2 support development which meets the housing and community needs of Leek.

The applicant has applied under a householder application to convert the garage into a granny annex. The proposed floor space appears to serve its intended purpose as an ancillary unit.

Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

Design

Paragraph 135 of the NPPF (2024) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The proposed works are solely external alterations and internal changes to make the detached building a usable living space in connection with 33 Ye Nook.

It is considered the works are modest and proportionate to the building as the applicant will utilise the existing openings of the garage therefore, much of the character of the building will be maintained. There are no changes to the scale, design and siting of the building as such, it will remain sympathetic and subservient to its host dwelling as it is currently. The garage is also set back behind the dwelling and as such, it would not be visible from the public footpath.

The scheme is in accordance with Policy DC1 and Paragraph 135 of the NPPF.

Impact to neighbouring amenity

Paragraph 135(f) of the NPPF (2024) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The main neighbouring property that this proposal would impact upon are the neighbouring properties to the west (27-31 Fountain Street) and north of the site.

The garage is considered placed to the rear of the existing house and well screened owing to the 2m brick boundary wall to the east (rear elevation) and 2m fencing along the north of the site (side elevation). The proposed windows to either side of the building, to serve the lounge/ kitchen, will not impact on the immediate neighbours that adjoin the site boundary to the north as windows sit below the height of the existing boundary treatment. In addition, there is sufficient distance of at least 10m between the neighbours' properties and proposed side window to not cause any sense of overlooking beyond the boundary wall.

When considering the impact of 29-31 Fountain Street, the neighbouring property has a rear extension with a window that indirectly faces the annex; it was unclear at the time of visit what it was used for. While there are no form of screening of either buildings, the annex would not be directly facing the neighbour's window that could serve a habitable room and there is a distance of 12m from wall to wall. It is not envisaged to cause any overbearing impact to this neighbour.

In terms of loss of light, the neighbours' amenity will be maintained as there no immediately adjacent buildings sited close to the annex to cause any obstruction to neighbours daylight.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off highway parking as the site includes the private amenity that once owned by neighbours at 29-31 Fountain Street; this has been confirmed via the application form and case officer querying ownership. At the time of visit, a shed on wooden slats was being built where the off-road parking is

supposed to sit. The agent informed that the shed could be moved and has revised the plan to reflect the availability of 6 cars.

For a property of 4 or more bedrooms, 3 parking spaces are required. It is demonstrated from the revised site plan that there is ample parking following relocation of the shed to the far north west of site. A condition will be added to ensure the parking arrangements are in accordance with the proposed plan and to remain so in perpetuity. This is to ensure parking is available subsequent to the changes to the garage in accordance with Staffordshire Moorlands Parking Standards under Policy T1.

County Highways were consulted and has raised no objection to the scheme subject to condition ensuring parking spaces are not obstructed and remain in perpetuity.

As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

Other matters

It is unclear whether there was a planning condition to restrict conversion of the garage ref SMD/1988/0223. Nevertheless, due to the limited floor area and limited amenity area surrounding the garage and serving the host dwelling, it is considered that as a separate unit of accommodation the garage would provide a substandard form of development. A condition will be added to ensure the use remains ancillary only and not for commercial/ holiday lets to ensure its intended use.

CONCLUSION

The proposal would not lead to any harms to visual or residential amenity and would therefore comply with the Local Plan and the government planning guidance in the National Planning Policy Framework (NPPF). It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 7/01/25

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council