

DELEGATED DECISION REPORT

SMD/2024/0499
Valid 05/11/2024

57 SPRING GARDENS
LEEK

SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site relates to a two storey end terrace which lies on the eastern side of Spring Gardens. It fronts onto Westwood Road Recreation Ground, screened by boundary scrubs and hedging. The building is constructed from a mix of red facing brickwork walls and render under a plain clay tile roof. To the rear of the site lies a two storey projecting gable with a lean to; This is attached to the neighbour's similar built lean to extension. The amenity space is a small courtyard. Beyond the rear of the site is a pedestrian right of way which links Morley Street with Langford Street.

PROPOSAL

Planning permission is sought to extend the existing lean to rear extension in line with the neighbour's extension at no.59 Spring Gardens. The extension will serve a utility with wash room and shower. It will project out a further 3m from the existing rear wall and have a width of 3m. The ridge height will match the neighbour's to 3.4m with eaves height of 2.4m. The roof will feature 2 roof lights.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy

DC1 – Design Considerations

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date: 17/12/24

Neighbour consultation period ends: 28/11/24

Public Comments

Neighbour comments No representatives received

Leek Town Council Comments No objection

OFFICER COMMENTS

Principle of Development

The application site is located within an established residential area within the development boundary of Leek. Policies SS2 seek to focus future growth within the settlement boundary for Leek and to strengthen its role as a service centre.

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

Design

Paragraph 131 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 extension will 'round off' the area at the rear of the building in line with the adjoining neighbour's extension to allow for the existing W/C to be extended into a utility room. The works is considered de minimis and appears logical for the family unit. Furthermore, the extension will be a modest addition that would not be seen from the road nor out of keeping with the existing extensions seen from the rear of properties along Spring Gardens.

Overall, it is a simple and function extension that accords with Policy DC1.

Impact to neighbouring amenity

Paragraph 127(f) of the NPPF (2019) 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 55 and 59 Spring Gardens. Both properties adjoin the applicant's site boundary.

No side windows have been proposed. The proposed extension will serve a non-habitable room therefore, it is not necessary to impose a condition to restrict windows from this elevation. In addition, there will be no direct overlooking into the

neighbour's windows at no. 55 Spring Gardens from this elevation beyond the dividing boundary wall.

As for No.59 Spring Gardens, the extension will adjoin the wall of the neighbour's extension. A cert B has been provided. It is considered, part from the construction, the neighbour's amenity will be maintained as it will extend no further than the neighbour's and will serve a non-habitable room.

During the planning process, neighbours were re-consulted for an addition 14 days as side wall of the extension abutted the neighbour's extension at No.59. No comments were received.

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 application does not propose the addition of any bedroom space and therefore consideration of the Local Plan parking standards is not triggered. It is noted that the rear extension will not reduce the amount of onsite parking. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 21/01/25

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council