

DELEGATED DECISION REPORT

SMD/2024/0522
Valid 20/01/2025

2 NORTH SIDE NORTH
STREET
LEEK

PROPOSED KITCHEN
EXTENSION, BUILDING A
SINGLE STOREY ONE ROOM,
PITCH ROOF EXTENSION OF
THE EXISTING HOUSE USING
THE SAME WALLS, ROOF
AND WINDOWS MATERIALS
TO MATCH THE EXISTING
BUILDING.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site consists of one of a pair of semi-detached properties and its associated cartilage, the planning for which was approved in 2012. The property is finished in red brick with a dual pitched concrete tile roof, and is in a residential area between the Victorian era terraces and later 20th century housing development. The site is within the Leek Development Boundary. Permitted development rights have been removed.

PROPOSAL

The proposed development seeks to add a single storey lean-to rear extension, finished in materials to match the existing. The extension will be approximately 4.6 metres wide and extend approximately 3.5 metres from the rear wall of the dwelling, and will be 2.73 metres to the eaves, and 3.7 metres to the ridge. The extension will have two rooflights, a glass door on the west facing side elevation, and a window on the back.

Revised plans were agreed as the original proposal was in breach of the 45 degree line from the neighbours window. The revised plans show the rear extension moved to the west side of the property, thereby complying with the 45 degree rule.

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

- SMD/2011/1024. (OLD REFERENCE: 11/01215/FUL). DESCRIPTION:
Erection of pair of semi-detached dwellings. DECISION: APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No objection.

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.

In this case the design of the proposed extension will be subordinate in nature as a result of its modest size and height. It is of simple lean to construction, the roof of which sits flush with the top of the first floor window cill. It will be in keeping with the host as it is finished in matching materials of brick walls with a tiled roof. The proposal reads as an extension. It is considered to meet the policy tests above and is acceptable in design terms. There is compliance with Policy DC1

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 bounds 1 North Side, which is the attached semi, to the south east, and 3, 4, and 5 Grove Terrace to the north. The development would have no impact on the Grove Terrace properties due to the difference in ground level as Grove Terrace site at a higher level than North Side, the degree of separation, which is approx. 22 metres, and the small scale of the development.

The extension would sit to the north west of 1 North Side, however would not result in an unacceptable level of additional overshadowing as the gardens of the properties are both north east orientated, the existing development already blocks the majority of the sunlight when the sun would be in its westerly most position in the evening. The revised plans have remedied the issue regarding the 45 degree line from the neighbours principal window.

The existing boundary fence will avoid any overlooking from the side door, and due to the retaining wall and fence, there will be no overlooking of the properties to the rear. As such, the proposed development is considered acceptable in terms of residential 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 proposal does not add additional bedrooms to the property, nor remove parking availability. As such, the proposal would have no impact on highway safety, and therefore complies with Policy T1 and is acceptable in this regard.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable in terms of design, amenity and highway safety, as it is in keeping with the existing development and surrounding area, and subordinate to the host dwelling. The proposed development would have no impact on highway safety or neighbour amenity. As such, the recommendation is to approve, subject to conditions.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman
Recommendation Date: 28/03/2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council