

DELEGATED DECISION REPORT

SMD/2025/0046
Valid 27/01/2025

2 WESTWOOD PARK
AVENUE
LEEK

SINGLE STOREY FRONT
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Street Scene
- Neighbour amenity

DESCRIPTION OF SITE

One of a pair of two storey semis on a corner plot angled to face the junction of Westwood Park Avenue and Oakwood Road. They are finished chiefly to white render with elements in brick and with brick detailing. Westwood Park Avenue rises to the south west past the application property. As a result it is partly set down relative to the avenue. Nevertheless the pair of semis is prominently sited though at ground floor level they are screened by garden-front hedging.

PROPOSAL

As in the description: a single storey front extension. This would project c.1.6m but then wrap around the existing original projecting front element resulting in a 3.4m overall projection in the wrap-around part. There would be a lean-to roof with three roof lights. In order to roof over the wrap-around part the lean-to roof would need to continue higher on the building front.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
DC1 Design Considerations
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework (Dec 2024)

Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None for the application property.

For the attached semi:

85/13728/OLDDC – Extension to form wc for disabled person – approved

SMD/2019/0013 – Single storey front, side and rear extensions – approved

CONSULTATIONS

Publicity

Site Notice expiry date: 26.02.2025

Neighbour consultation period ends: 19.02.2025

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Leek Town Council – No objection; not found un-neighbourly.

Staffordshire County Council Highways

Acceptance' recommended. The proposed single storey extension to the front elevation of the property will measure 5.3m wide by 3.3m long (maximum dimensions). The extension will encroach into an area of hardstanding that may be used for parking. However, there is sufficient parking area remaining to accommodate parking for 2 vehicles (Drg No. 2024-2945-02 Rev C) and is in accordance with the Parking Standards for a 3-bedroom property. The proposal will not have a detrimental impact on the adopted highway I therefore have no objection (application number SMD/2025/0046).

OFFICER COMMENTS

Principle of Development

Within the town development boundary therefore acceptable in principle.

Design

Where a front elevation extension is proposed there will typically be some reservation about the design ramifications. This is all the more likely where the

property is a 'twin' half to a pair of semis as is the case here. However the symmetry has already been disrupted by the granting of an earlier consent for the neighbour (with the address 9 Oakwood Road) under reference SMD/2019/0013. In recommending that scheme for approval the case officer's comments opened saying:

The two semi-detached houses have quite an individual 'bespoke' design which is not typical of other more standard 1930 houses in the area. There are varied roof pitches and front and side projections that form part of the original houses. The proposed extensions therefore do not detract harmfully from the appearance of the house and are not of a scale to be harmfully prominent when viewed from either of the two nearby roads. ... The extensions would not dominate the house and the scale of the roofs, roof forms, finishing materials (brick/render) and fenestration would all harmonise with the original design of the dwelling.

Given this earlier assessment and the similarity of the current proposal it is considered that the proposed design arrangement should be accepted.

A significant feature of the property is a tall stairs window which characterises the frontage and was originally matched in the attached neighbour prior to the 2019 consent. The effect of the 2019 scheme has been to raise the cill level thus reducing the elongated height of the stairs window at no.9 and the scheme now being considered for no.2 would replicate this effect. The other difference would be the installation of 3 roof lights along the newly created front extension. However this would not disrupt the symmetry between the houses in terms of the form and scale of the extension.

Overall the proposals would balance the pair of semi's, and would not harm the visual character of the street scene. .

Amenity

The scheme involves a new side door and side window which would face towards the attached neighbour and their door. As the proposed new window would serve only a toilet it would not be a principal window and no conflicts with the Space About Dwellings Guidance would arise.

Although the extension would project 3.6m there is not found to be a conflict with the horizontal plane 45 degree line drawn from the midpoint of the neighbour's front ground floor principal window (the mid-point is c.3.7m distant).

The neighbouring property to the southwest (no.4) is set at a higher level. It would not be affected.

Highway Safety

The HA comments show that no issues arise, sufficient parking would still be provided to the front of the property on the existing driveway.

CONCLUSION / PLANNING BALANCE

In consideration of all the above the application is recommended for approval.

OFFICER RECOMMENDATION: **Approve**

Case Officer: Arne Swithenbank

Recommendation Date: 03.04.2025

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Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council