

DELEGATED DECISION REPORT

SMD/2025/0026
Valid 15/01/2025

10 SANDHILL BALLINGTON
VIEW
LEEK

ALTERATIONS AND
EXTENSIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design

DESCRIPTION OF SITE

The site consists of a detached red brick bungalow, with a dual pitched tile roof. The site is in a suburban setting, within the Leek Development Boundary. The site sits in an elevated position above the A520, on the southern edge of Leek. To the north and south, the site is bound by neighbouring properties.

PROPOSAL

The application seeks permission for additions to the existing porch to replace the flat roof with a lean-to roof, a new bay window at the front of the property, a rear extension, and a pitched roof over the garage, as well as a new car port adjacent to the existing garage. The proposal also includes landscaping and an extension to the parking area and driveway, including a retaining wall.

The proposed rear extension would extend approximately 4.05 metres from the existing rear elevation and would be flush with the existing house at both eaves and roof ridge level.

The extension to the garage to form a car port would be the same depth as the existing garage and would extend approximately 3.33 metres from the existing side elevation.

There will be no new windows on any elevation which faces neighbours.

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

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Staffordshire County Council Highways

None.

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 falls within the Leek Development Boundary and is 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. The bulk of the development is at the rear of the property, which would not impact the street scene or the dominance of the original building, with only minor alterations to the principal elevation in the form of alterations to the porch and the addition of a bay window. These alterations are not considered to be overbearing or dominating features on the property, but rather subordinate and in keeping.

To the side, a new pitched roof over the existing garage and a 3m wide car port is proposed, which would see the new garage roof extend over, supported by brick columns. While this elongates the side outrigger, it is set significantly back from the principal elevation and main mass dwelling, and therefore would appear as subordinate in the street scene. The proposed development is therefore considered acceptable in terms of design.

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. As the current property and the proposed extensions are single storey, the impact in terms of overlooking and overshadowing are minimal. The proposal introduces no new windows which could overlook neighbours, and the additional roof from the rear extension would only overshadow the neighbouring driveway, if at all. Between the site and the neighbours, there is also a large brick wall, which would obscure any views, as well as no principal windows on the facing elevation and therefore overlooking is not a concern. Therefore, it is considered that the proposal is acceptable in terms of 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 proposed development does not add additional bedrooms to the property, and adds a fourth parking space. As a three-bedroom property, the

requirement is only two spaces. Therefore, the proposed development is acceptable in terms of highway safety.

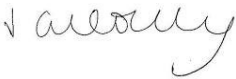
CONCLUSION / PLANNING BALANCE

On balance, the proposed development is considered acceptable in principle, in terms of design, amenity, and highway safety. The proposed development would not be considered an incongruous addition as it ties in the existing flat roofed garage to the pitched roof dwelling with a new pitched roof, and would not negatively impact the street scene. As such, the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 03/04/2025

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council