

DELEGATED DECISION REPORT

SMD/2025/0094
Valid 21/02/2025

2 SUNNYSIDE DAINTRY
STREET
LEEK

SINGLE STOREY REAR
EXTENSION WITH OTHER
GENERAL ALTERATIONS.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Development within a Conservation Area

DESCRIPTION OF SITE

The site consists of a three storey semi-detached Victorian dwellinghouse and its associated curtilage. the site is with the Leek Conservation Area, but is not Listed. The site is within the Leek Development Boundary.

PROPOSAL

The application seeks permission for a single storey rear extension to be finished in red brick, as well as the replacement of the basement window and making an existing flat roofed dormer pitched. The extension will wrap around the rear elevation of the property, and extend approximately 3.3 metres from the rear wall of the house, and will be approx. 2.7 metres to the eaves.

Revised plans were received following the Conservation Officers comments regarding the soldier coursing of brick.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS5 Leek Area Strategy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
E1 New Employment Development
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135, 207-221.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 12 – Achieving well designed and beautiful places, 16 – Conserving and enhancing the historic environment.

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: Expired

Public Comments

One comment of support.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

No comments received.

Conservation

Conditional acceptance.

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 located 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. The proposed extension will be subordinate to the host dwelling as it is at the rear and only single storey. The materials used will match that of the existing dwelling, although the architectural style will be contemporary. This is noted by the Conservation Officer, but the development would not be visible from the street scene and the modest and subservient scale of the extension would mean this would not detract from the appreciation of the overall architectural interest of the principal building and the character and appearance of this part of the Conservation Area. In addition, the proposed palette of facing materials – brick and plain tiles – would be sympathetic to the appearance of the Conservation Area and help complement the surrounding built heritage. Amendments were agreed to replace the soldier coursing of brick, in line with the Conservation Officers comments. Overall, the proposed development is acceptable in terms of design, with a sensitive use of materials matching that of the host dwelling.

The other alterations – the dormer and the basement window – are acceptable, and would not have a negative impact on the dwelling or Conservation Area.

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 is bounded by 1 Daintry Street to the north west and 3 Daintry Street to the south east. Due to the scale and siting of the proposal, it would not have an impact on the amenity of neighbours. The extension is to be located on the opposite side of the building to no. 1, although it will project beyond the rear elevation adjacent to the shared boundary. Whilst there is a small window at ground floor level in the rear

elevation of no.1, no principal windows appear to be affected in terms of overshadowing. It is therefore acceptable in this regard.

With regard to number 3, there is a significant intervening area of land which means that no overshadowing or overbearing impacts will occur. The existing boundary treatment will be sufficient to prevent overlooking from the proposed side windows which face towards this property.

Highway Safety

Paragraph 109 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 would not impact highway safety as it does not remove parking provision, or add additional bedrooms to the property. the application is therefore acceptable in this regard.

Heritage

Policy DC2 seeks to preserve and enhance heritage assets and their setting and ensure that proposals contribute positively to the character of the built and historic environment. All applications likely to affect a heritage asset will need to be accompanied by a heritage statement.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty of local planning authorities in respect to determining applications regarding listed buildings. S.66 (1) and (2) states the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty of local planning authorities in respect to determining applications regarding conservation areas. S.72 (1) states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 210 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Subject to appropriate conditions, as recommended by the Conservation officer, the proposal would have a negligible impact on the character and appearance of the Conservation Area and its special interest would be preserved. This would comply

with s.72 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. From a conservation and heritage perspective, the proposed development is acceptable.

CONCLUSION / PLANNING BALANCE

The proposed development is deemed acceptable in all regards, and complies with the relevant national and policy and design requirements. Therefore, the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 19/05/2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council