

DELEGATED DECISION REPORT

SMD/2025/0157
Valid 27/03/2025

BREFFNI SPICERSTONE
ESTATE
LEEKBROOK
LEEK

FIRST FLOOR SIDE AND TWO
STOREY / SINGLE STOREY
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Development in the Open Countryside.
- Design
- Amenity
- Highways

DESCRIPTION OF SITE

The site consists of a two storey semi-detached dwellinghouse and its associated curtilage. The site is in a rural location on the edge of Leekbrook, approximately 2.5km south of Leek. The site is in the open countryside, but not in the Green Belt and it is not Listed.

PROPOSAL

The application seeks permission for a single storey rear extension and a two storey side and rear extension. The side extension is to be built over the existing flat roofed garage. The proposal is to be finished in materials which match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
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

Appendix 2 Parking Guidance

National Planning Policy Framework

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

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 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 is located in the Open Countryside which mean it must comply with the Other Rural Areas Strategy, Policy SS10. SS10 states that other rural areas comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages. These areas will provide only for development which has an essential need to be located in the countryside. As the proposal is an extension to an existing property, the rural justification is met. SS10 allows for extensions to existing dwellings provided they are appropriate in scale and design and do not have a

detrimental impact on the existing dwelling and the character of the rural area. The proposed scheme is considered to meet this provision, as discussed below, and therefore is 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 development is to be single storey at the rear, and two storey at the side, but set down at the roof level and therefore subordinate to the host dwelling. In terms of design, the proposed development is in keeping with the host dwelling as it utilises a similar architectural theme with matching materials. The proposed development is therefore 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. The site bounds Brae Lea to the north east and The Woodlands to the south west. Due to the siting of the proposed 2 storey extension to the south side of the property there will be no impact on Brae Lea. In respect of the proposed rear extension, Brae Lea has been extended to the rear and as a result there would be no breach of the 45 degree line from principal windows in the rear elevation. Due to the degree of separation from neighbours, it is not considered that the development would have a negative impact on The Woodlands' amenity. It is therefore acceptable in this regard. No side windows are proposed which would overlook either 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 site will remain three bedrooms, with a potential fourth as one of the original bedrooms will be made into a study, and no parking availability is removed. In line with SMDC Parking Guidance, a three bedroom property should have two parking spaces, and the site plan includes a parking plan showing the creation of a second parking space. As such, the development complies with policy, and is acceptable in this regard.

CONCLUSION / PLANNING BALANCE

On balance, the proposal complies with all relevant national and local policy, is of good design and is in keeping with the host dwelling and the locality. The application is therefore recommended for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 22/05/2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council