

DELEGATED DECISION REPORT

SMD/2025/0161
Valid 28/03/2025

37 DAISY BANK
LEEK

TWO STOREY SIDE / SINGLE
STOREY REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site consists of a two storey semi-detached white rendered dwellinghouse with a hipped tile roof, and its associated curtilage. The site is in a suburban location on the edge of Leek Town Centre. Located on Daisy Bank, the site drops away steeply to the north, away from the road. The site is within the Leek Development Boundary.

PROPOSAL

The application seeks permission for a two storey side and rear, as well as a single storey rear extension, to be finished in render with a hipped tile roof to match the existing. The development will include an additional bedroom, bringing the total to three.

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

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 received.

Town / Parish Comments

None received.

Staffordshire County Council Highways

None 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. The proposed development would be in keeping with the host dwelling as it would be finished in similar materials and in a similar architectural style as the host dwelling, and subordinate as it is set back from the front elevational and set down at roof level. Therefore, it is considered that the proposal is 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 is bounded by 38 to the east, and 42 to the west. The proposed development would have very little impact on 38 as the bulk of the development would be concentrated on the opposite wall. At the rear, where 37 and 38 adjoin, the proposal would be infilling a small gap left by existing development, and therefore the proposal would have no greater impact than the existing. No issue is foreseen with No 42. There is no breach of the 45 degree line. The new first floor level window at the rear is to an ensuite bathroom. It is therefore considered that the proposal is acceptable in terms of amenity.

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 proposal would add a third bedroom to the property. The property can demonstrate two off-road parking spaces, and therefore complies with SMDC Parking Guidance.

CONCLUSION / PLANNING BALANCE

The proposed development complies with all relevant local and national policy and guidance, and therefore it is recommended for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions

Case Officer: Reuben Berriman

Recommendation Date: 23/05/2025

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council