

DELEGATED DECISION REPORT

SMD/2025/0100
Valid 03/03/2025

WOODSEAVES 167
LADDEREDGE
LEEK

DEMOLISH EXISTING
GARAGE AND BUILD TWO
STOREY SIDE EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site consists of a detached buff brick and off white rendered detached property, on a generous plot. The dwelling is set back from the highway, but still represents a dominant feature in the street scene. The site is on Ladderedge and therefore in a semi-rural location, but within the Leek (Ladderedge) Development Boundary.

PROPOSAL

The application seeks permission for a large two storey side extension, which will come forward of the principal elevation by approx. 2.1 metres, and match the roof ridge and eaves height of the host dwelling.

Revised plans were sought to make the proposal policy compliant. However the applicant refused to amend the plans.

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, 139.

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

- SMD/1999/0288. (OLD REFERENCE: 99/01052/FUL). DESCRIPTION: Single storey front extension. DECISION: APPROVED.

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

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 within the Leek (Ladderedge) 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, and ensure that developments will add to the overall quality of the area, not just for the short term but over the lifetime of the development and are visually attractive as a result of good architecture and layout. Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

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. Typically, this would mean not building forward of the principal elevation.

In this case, a side extension has been added which projects a significant distance beyond the principal elevation and creates a dominant feature. The proposal does not reflect local design styles, and contradicts design guidance and supplementary planning documents. The design of the proposal diminishes the dominance of the host building by obscuring the principle elevation behind later additions, and also negatively affects the character of the local area, and is therefore contrary to the Design Principles SPD and Policy DC.

Overall, the proposed extension creates a disharmonious and insubordinate composition which would detract significantly from the character and appearance of the host dwelling and the street scene within which it sits. Therefore the proposal goes against the Design Guides set out by Staffordshire Moorlands District Council, and Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

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 Weston's Folly to the west and Woodlands to the south and east. Due to the location of the proposal on the west side of the property, the extension would not impact Woodlands. Weston's Folly is situated further forward than Woodseaves, and so the extension would be situated adjacent to the rear gardens of Weston's Folly, and would cause additional overshadowing of

the rear garden in the morning when the sun is in its easterly position. However, any additional overshadowing would be minimal when taking into account the existing shadows created by the host dwelling. Therefore, 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. SCC Highways have raised no issues with the proposed development, and therefore it is considered acceptable in terms of highway safety.

CONCLUSION / PLANNING BALANCE

The proposed development does not constitute good design, and is contrary to Policy DC1 of the Local Plan, the adopted design guide SPD's, and the NPPF. Paragraph 139 of the NPPF states that development that is not well designed should be refused. The proposal is not of good design and there are no material considerations which indicate that the application should be decided other than in accordance with the Development Plan. The recommendation is therefore to refuse.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Reuben Berriman
Recommendation Date: 20/06/2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council