

DELEGATED DECISION REPORT

SMD/2025/0098
Valid 26/02/2025

5 OVERDALE PLACE
LEEK

PROPOSED SIDE AND REAR
EXTENSIONS WITH NEW
DORMER ROOF

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site consists of a detached red brick bungalow with a dual pitched tile roof. The site is set back from the road, and is located on a cul-de-sac in a suburban setting. The site is within the Leek Development Boundary.

PROPOSAL

The application seeks permission for a side extension with front facing gable and garage, dormer roof with dormer windows on the front and rear, as well as roof lights, and other alterations to the front and rear elevations in regards to the positioning of the doors and windows, as well as the rendering of the sides and rear of the property.

The front dormers will have pitched roofs, while the rear will have a flat roof, and the roof height will be increased by approximately 83cm to accommodate the loft conversion.

Amended plans were negotiated, to retain the brick at the front of the property, as well as to step down the side extension from the main roof ridge. This was to make the extension and alterations more subordinate and in keeping with the existing property and surrounding area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS5 Leek Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
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

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

One public comment in support, one neither in support not objection.

Support: in keeping with the neighbourhood.

Neither: concerned about the height of the new dormer roof.

Town / Parish Comments

No objection.

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 Development Boundary and therefore acceptable in principle in accordance with Policy SS5

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 extensions and alterations, while extensive, do reflect the character of the original building and surrounding area. The side extension, now set below the roof ridge, is subordinate to the host dwelling, and the dormer windows have pitched roofs which will match that of the new garage. There is context for dormers with one fronting the bungalow at the entrance to Overdal Place. The retention of the brick on the front elevation and the inclusion of a brick fronted garage is important in terms of street scene and in keeping with the host property and surrounding area. The alterations to the rear are more extensive but would not be visible in the street scene. Overall the alterations are considered to be proportionate and the property continues to read as a bungalow.

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 3 Overdale to the east, and 7 Overdale to the north west. Due to the size and siting of the proposed development, No.3 would not be affected in terms of amenity. No.5 sits further into the plot than No.7, but is angled away from it. Although the side extension and increase in roof height will clearly be noticeable from No 7, coming closer to the common boundary as it does, the orientation of the dwellings relative to each other and the positioning of windows means that there would be no undue loss of amenity. For these reasons the proposed development is considered 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 can accommodate the required vehicular parking, in line with Appendix 2. The proposed development would not add to the total number of bedrooms in the dwelling as due to internal changes, the number of bedrooms would remain three. This means the current parking provision at the site is more than adequate. The proposal therefore complies with Policy T1 and is acceptable in terms of highway safety.

CONCLUSION / PLANNING BALANCE

The proposal is considered to comply with relevant local and national policy and SPDs. Whilst the alterations are extensive, they are not considered to be disproportionate in design terms. The building continues to read as a bungalow. On balance, the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions

Case Officer: Reuben Berriman

Recommendation Date: 31/07/2025

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council