

DELEGATED DECISION REPORT

SMD/2025/0387
Valid 22/08/2025

16 NICHOLAS GROVE
LEEK

PROPOSED DORMER EXTENSION
TO REAR

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking

DESCRIPTION OF SITE

The dwelling is a semi-detached dormer / chalet-style bungalow sat within the Nicholas Grove cul-de-sac. The dwelling occupies what could be described as a corner plot of land as it is positioned just before the curve of the cul-de-sac road and benefits from external amenity space at the side of the house as well as to the front and rear. There is an off-road parking area and a flat roof garage. Boundaries are marked by hedgerows/planting and timber fencing. Land levels within the site do not vary significantly.

For the purposes of planning policy consideration, the application site is located within the Leek Development Boundary. The site is not within any Conservation Area and there are no listed buildings / structures or protected trees which need to be considered.

PROPOSAL

The application form describes the proposal as a dormer extension to the rear. The plans show the enlargement of part of the flat roof dormer, extending it to be sat above part of an existing flat roof rear extension. The works would allow for the enlargement of a bedroom and the formation of an en-suite. Other internal alterations include demolition of internal walls to form a large, open-plan kitchen/sitting/dining area. A window/skylight is shown on the plans as being fitted within the flat roof of the existing extension and the replacement of a single window and patio doors with wide, glazed, concertina style doors.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS5 Leek Area Strategy
- DC1 Design Considerations
- T1 Development and Sustainable Transport

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands
2. Space About Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2 Achieving sustainable development
- 9 Promoting sustainable transport
- 12 Achieving well-designed places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

79/07329/OLDDC Extension to form lounge and kitchen. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.

Public Comments

No comments received during the consultation period.

Leek Town Council

No objections.

OFFICER COMMENTS

Principle of Development

The application site is located within the Leek Development Boundary. Local plan policy SS5 identifies Leek as the principal service centre and a market town. Policy SS8 supports (in principle) a range of developments including housing proposals. A proposal for a domestic extension is not unacceptable in principle and therefore the application is subject to consideration of other material planning matters, all of which are discussed within this report.

Design and visual impact

NPPF paragraph 135 states that development should add to the overall quality of an area, be visually attractive as a result of good architecture and sympathetic to local character. Moreover paragraph 139 states that development which is not well designed should be refused, especially where it fails to reflect local design policies, local design guidance and supplementary planning document, such as design guides and codes.

Staffordshire Moorlands Local Plan policy DC1 (amongst other matters) states that all development shall be well-designed, be of a high quality, add value to the local area (including detailing and materials appropriate to the character of the area) and be designed to respect the site and its surroundings. The council's SPG (Design Principles for Development in the Staffordshire Moorlands) is clear in its requirement for new additions to fit neatly with the old. Extensions should integrate with the original building by the use of similar detail and materials, and roof forms should be simple. The Staffordshire Moorlands Design Guide reiterates that all extensions should harmonise with the parent building and that alterations should work with the building's character.

There are design objections to this proposal. Whilst the development has been described by the applicant/agent as a dormer extension, it does take the appearance of a first-floor addition with a flat roof as it would sit upon an existing ground floor rear extension and have very minimal set back at the rear and side. When viewed as a whole, the proposed development, alongside the existing, would have

the appearance of a two storey, flat roof extension which is a form of development that cannot be supported. The flat roof would connect with the main house halfway up its steeply sloping roof, this is not a comfortable relationship which is advocated by planning policies. The scheme is a clash of two different designs to the detriment of the original house, a steeply pitched roof containing small dormers and a large flat roof addition (two-storey appearance), whose eaves would connect with the house well above the height of the original eaves. Design policies require well-designed developments with extensions sitting comfortably against existing development, this is not the case with the submitted scheme.

When viewed from the side elevation, the addition has a disproportionate relationship with the house which is exacerbated by the proposed use of hanging tiles to the upper walls. Whilst it is appreciated that the existing dormers to the front and rear are constructed using hanging tiles, they are small, simple features set well within the roof slope and clearly read as dormers. This scheme effectively sees a first-floor addition finished with hanging tiles attached poorly to a simple dormer style bungalow with brick facing walls.

The addition would have visual impact beyond the application site due to its proximity to the highway and surrounding properties. Nicholas Grove is a cul-de-sac comprising semi-detached, dormer bungalows of similar appearance to the application property. The presence of the poorly designed extension within such a visually prominent location would harm the simple gable and dormer style character of the Nicholas Grove dwellings.

During considering the application, the design and visual impact concerns were relayed to the architect. The architect informed that there was no other feasible location for an extension. No suitable alternative scheme has been submitted and the architect requested that the application be determined based on the originally submitted plan.

Neighbour amenity

No issues in terms of neighbour amenity. No additional overlooking into the grounds of number 17 Nicholas Grove as the extension window would serve a bedroom, as is currently the case. No issues with any of the dwellings immediately to the east (across the road) as no windows are proposed within the side elevation of the extension and it (proposed extension) would not reduce existing separation distances. The principal elevations of the dwellings to the rear, face towards the application site. There are no significant land level changes between the properties to the south and the application site, and the proposal would not result in one-way overlooking. On plan view, the separation distance between the rear of the application property and the dwellings to the south measure approximately 20m, this distance is not reduced by the proposal.

For the reasons given above, it is considered that the proposal is acceptable in terms of neighbour amenity impact.

Parking

No issues in respect of parking provision. The application is not proposing any additional bedrooms, the dwelling will remain as a three-bedroom property with the scheme proposing the enlargement of one of the bedrooms and the forming of an en-suite. Consideration of the councils adopted parking standards is therefore not necessary as, in addition to no further bedrooms being formed, the scheme would neither remove nor render any of the existing parking spaces unusable.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, the application is recommended for refusal based on poor design and street scene impact.

OFFICER RECOMMENDATION :

Refuse

Case Officer: Lisa Jackson

Recommendation Date: 15.10.2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council