

DELEGATED DECISION REPORT

SMD/2025/0347
Valid 30/07/2025

21 RUSSELL STREET
LEEK

PROPOSED SINGLE STOREY
EXTENSION, TO CREATE AN
ORANGERY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Heritage and Conservation

DESCRIPTION OF SITE

The site consists of a Victorian terraced property and its associated curtilage. The property is two storey with a pitched slate roof, and finished in red brickwork. The property has white uPVC windows on the front and rear elevations. The rear of the property is a yard area which currently serves as parking for the residence, and faces onto a metalled lane, beyond which is the Aldi carpark.

PROPOSAL

The application seeks permission for a single storey flat roofed extension to the rear of a terraced property, which would form an orangery. The extension would be finished in brick to match the existing and have a parapet roof to obscure the rooflight from view. The proposed extension would extend approx. 3 metres from the rear elevation, and be approx. 4.83 metres wide and 3.2 metres not including the parapet, and 3.44 metres including the parapet. The application also seeks to replace the white uPVC windows on the front elevation with white timber sash windows.

Revised plans were agreed to make the proposal acceptable in terms of design and materials, and the render was replaced with brick to match.

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
DC2 The Historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135, 139, 207 – 221.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 12 – Achieving well designed and beautiful places, 16 – Conserving and enhancing the historic environment.

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: Expired

Public Comments

One comment received, neither in support or objection. The main points raised are:

- Boundary, boundary treatments, and access for fence maintenance.
- Potential damage from development works

Town / Parish Comments

No objection.

Staffordshire County Council Highways

No comments received.

SMDC Conservation

Conditional:

- Before any construction occurs above damp-proof course (DPC), a brick sample panel, showing the brick type, brick bond pattern, mortar and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed sample panel details.

Reason: In order to preserve or enhance the character and appearance of the Conservation Area.

- No works to the extension shall be commenced in respect of the features identified below, until details of their design, specification, fixing and finish in the form of manufacturer's specifications or drawings and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details.
 - Windows
 - External Door
 - Rooflights
 - Fascia/eaves

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

The CO noted the development would have a neutral impact on the Conservation Area, and the replacement of the front windows would have a positive impact on the Conservation Area. Therefore no objection subject to the above conditions.

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 is a single storey rear extension, and therefore subordinate to the host property. In terms of design, the development is flat roofed, and finished in brick to match the

existing, with a parapet wall to obscure the sky light from view. The side elevations will remain blank, and the rear elevation will have two large windows and a door, which will be white timber and traditional in style. In the wider street scene, the proposal would not be out of character as many of the properties on Russel Street have flat roof rear extensions of varying ages. At the front of the property, the uPVC windows are proposed to be replaced with timber sash windows, which have been identified by the Conservation Officer as an enhancement to the Conservation Area. Therefore, the proposed development is considered 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 to the north by a commercial property, which is currently in use as a gym, and a domestic property to the south – 23 Russell Street. The proposed development is to the north of 23 Russell Street, and there is no breach of the 45 degree line from the principal window to the rear of no.23. As such, the proposal is not considered to have a detrimental impact on residential amenity, and complies with Policy DC1 in this regard.

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 impact highway safety as the proposal would not add additional bedrooms, or remove parking provision. The site currently has two bedrooms, and thus requires 2 parking spaces, however can at present host one parking space, and the proposal would not impede this one vehicle could still fit on the site after completion. Furthermore, the site is on a quiet backstreet, and therefore is unlikely to cause highways disruption as a result development. therefore, it complies with Policy T1 and is acceptable in terms of highway safety.

Heritage

Policy DC2 seeks to preserve and enhance heritage assets and their setting, and ensure that proposals contribute positively to the character of the built and historic environment. All applications likely to affect a heritage asset will need to be accompanied by a heritage statement.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty of local planning authorities in respect to determining applications regarding listed buildings. S.66 (1) and (2) states the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of

the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty of local planning authorities in respect to determining applications regarding conservation areas. S.72 (1) states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 210 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The site is within the Leek Conservation Area, although on the edge and facing away from the Conservation Area, and is not listed. The site relates to the rear of a terraced house which faces the Aldi car park, making it a somewhat prominent addition to the Conservation Area, albeit not greatly impacting a particularly historically significant part of the Conservation Area, as it is the rear of a row of terraces which have been largely altered over the years. The rear extension, finished in brick to match the existing, would not result in a prominent or inappropriate intrusion into the Conservation Area or setting of a Listed Building, as there is a good degree of separation between the site and the rear elevation of NatWest, a Grade II Listed Building.

The Conservation Officer has identified the proposal as having a neutral impact on the Conservation Area, and the replacement windows on the front elevation as having a positive impact on the Conservation Area. The Conservation Officer has not raised an objection to the development following revisions to the design, and therefore, the proposal is acceptable in heritage and conservation terms.

Other matters

The neighbour comments have been noted, and reviewing the plans it is considered that the proposal leaves enough room between the extension and the neighbouring fence for the carrying out of maintenance works, and the gutter would not overhang and create issues in that regard. Moreover, if access is required to one another's property for maintenance, this is a private matter between both parties.

In terms of potential damage and liability, this is not a planning matter but rather a private civil matter.

CONCLUSION / PLANNING BALANCE

The proposed development is acceptable in all regards and complies with all the relevant local and national policy, and SPD/Gs. Therefore, the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 27/10/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council