

DELEGATED DECISION REPORT

SMD/2025/0439
Valid 09/10/2025

53 WESTWOOD PARK
AVENUE
LEEK

PROPOSED SINGLE STOREY
REAR & FIRST FLOOR
EXTENSION ABOVE EXISTING
GARAGE TO SIDE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a semi-detached brick and tile dwellinghouse and its associated curtilage, situated in the Leek West Ward. The site is within the Leek Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The site is enclosed by neighbouring dwellings to the North, South and East. No. 51 Westwood Park Avenue lies to the North of the site and No. 55 Westwood Park Avenue is located to the South. The rear curtilage of the site adjoins the curtilage of No. 2 Melrose Place to the East. The Westwood Park Avenue highway runs adjacent to the Western boundary of the site.

Despite a number of extensions and alterations being made to dwellings amongst the street scene, the established character of the original street has been retained.

PROPOSAL

The proposed development consists of a first storey extension over an existing garage on the North facing side elevation of the dwelling and a single storey rear extension. The proposed extension would allow for a larger kitchen / sitting / dining room, utility room and store on the ground floor and an additional bedroom and ensuite on the first storey. Notably, the existing garage space would be lost in order to accommodate the proposed utility room and store. The combined extended area would wrap around the side and rear elevations of the host dwelling in a 'L' shape. Materials used in the construction of the proposed extension would include brick, Marley Modern tiles, GRP flat roofing and white UPVC.

A revised description was agreed with the agent during the course of the application to clarify that the proposed side extension is a first floor extension, rather than a two storey extension as originally proposed. No neighbour reconsultation was considered necessary as the overall size and location of the extension remains the same.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
S1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS5 Leek Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

Staffordshire Moorlands Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1983/0426 – Rear extension to form larger dining room. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 13/12/2025
Neighbour consultation period ends: 12/12/2025
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

The Leek Town Council Planning Committee, resolved at a meeting on 25th November 2025 to have no objection to this application for a single storey rear and two storey side extension above existing garage.

Staffordshire County Council Highways

The proposal is to construct a single storey extension to the rear and an extension above the garage. The extension will create a kitchen/sitting/dining room, the garage will become a store and a utility, and the second storey extension will provide a bedroom with ensuite.

The proposed garage conversion will result in the loss of one parking space, and the proposed bedroom will increase the property footprint from 3 to 4 bedrooms.

Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

The submitted plans do not show parking, a plan detailing sufficient parking to meet with the Parking Standards is required.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2025/0439) subject to the following condition.

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. A concentrated focus on future growth is to be directed to larger settlements, including Leek. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS5, new development should be directed to the most sustainable locations. The site lies within the market town of Leek, which is one of the main urban areas where the focus of new development will be directed, with the aim of crafting all development to enhance the character and appearance of the town.

The site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

Although the proposed side extension would add a first storey element to the northern side elevation of the dwelling, the proposed extension would reflect the style of the existing building in terms of the pitched roof to compliment the pitched roof course of the dwellinghouse. The maximum height of the proposed side extension would be set down from the parent building, thus it would be considered appropriate development in accordance with the Council's Design SPD, due to its subordinate nature with the parent dwelling. The first storey side extension would be set back from the principal elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling.

The proposed rear extension would be single storey, therefore the eaves and maximum heights of the extension would be set down from the parent building. Thus, it would be considered appropriate development in accordance with the Council's Design SPD. I note that the rear extension would clearly be set back from the principal elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling.

The proposed rear extension would have a flat roof. Although flat roof extensions are generally discouraged in the adopted Staffordshire Moorlands Design Guide SPD, it is considered that the rear extension would not form a prominent addition in the area and when viewed from the street scene. It would barely be visible from the public domain due to it being located to the rear of the dwelling. Furthermore, the proposed rear extension would adjoin an existing single storey rear flat roof outrigger. Thus, the proposed flat roof extension would comprise an addition which remains in keeping with the existing dwelling. On balance, although the proposed rear extension would conflict with the Design Guide SPD in terms of its flat roof, its minimal visibility from the wider public domain would not result in a visually harmful addition to the dwelling. It is therefore considered acceptable in this case.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Brick, Marley Modern tiles, GRP flat roofing and white UPVC would be used in the construction of the proposed extension. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the original property.

The proposal, by virtue of its size, scale, siting and use of materials maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

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 application site is bound by No. 51 Westwood Park Avenue to the North of the site and No. 55 Westwood Park Avenue is located to the South. The rear curtilage of the site adjoins the curtilage of No. 2 Melrose Place to the East. Assessment of amenity impact will therefore be required on the direct neighbouring dwellinghouses to the sides and rear of the site.

The proposed first storey side extension would be within close proximity of the neighbouring dwellinghouse at No. 51 Westwood Park Avenue, to the North. Notably, No. 51 sits on a higher ground level than the site, following the highway topography. Following the completion of a site visit and assessment of the plans submitted, it has been established that there would be no breach of the 45 degree rule to the closest rear and front windows of No. 51. The first storey extension would predominantly align parallel with the side elevation of No. 51, which is largely blank, with the exception of two windows. One of the windows sits between ground floor and first storey level, indicating that it serves the upstairs landing / stairs. The Council would not seek to protect this window as it does not serve a primary, habitable room of the dwelling. The other window, which sits at first storey level, appears to be obscure glazed. Thus this indicates that no detrimental shadowing or overbearing impacts would be caused on a primary, habitable room belonging to this neighbour. There would be no new windows on the first storey side extension or single storey rear extension which would face the neighbours at No. 51. Thus, the privacy amenity of No. 51 would not be impacted by the extension.

The proposed single storey rear extension would not have a detrimental impact on the amenity of the neighbours at No. 51. There would be no breach of the 45 degree line from the corner of the proposed extension to the closest rear windows of No. 51, therefore there would only be a very minimal shadowing impact. Furthermore, the approximately 1.8 metre high boundary fencing and mature hedging comprising the common boundary treatment between the site and this neighbouring dwelling would mitigate any shadowing impact which would have otherwise been caused as a consequence of the erection of the proposed rear extension.

The proposed first storey side extension would be located on the Northern side elevation. As the neighbouring dwellinghouse at No. 55 Westwood Park Avenue is positioned to the South of the site, the first storey extension on the Northern side elevation will be tucked behind the host dwelling on the opposite side to the neighbour. Furthermore, the distance between the proposed first storey extension and the neighbouring dwelling would eradicate any chance of overshadowing which could be caused as a consequence of the erection of the proposed extension, due to a breach of the 45 degree rule not being possible. There would be no windows on

the first storey side extension which would face towards the neighbours at No. 55, therefore the privacy amenity of this neighbour would not be impacted by the first storey side extension.

An existing single storey rear outrigger, (labelled as the sitting room on the existing floor plan), sits on the common boundary between the site and the neighbours at No. 55. The proposed single storey rear extension would adjoin the existing single storey outrigger, being tucked behind the existing rear outrigger at the site. Thus, it is clear that the proposed single storey rear extension would have no light amenity impact on No. 55.

No amenity impact would occur for the neighbours at No. 2 Melrose Place as a result of the proposed extension. The approximately 19.70 metre distance between the proposed extension and the neighbour at No. 2 would alleviate any shadowing which could have been caused as a consequence of the erection of the proposed extension. There would be a new set of bi-fold doors (five panes wide) on the ground floor and a new window on the first storey of the proposed extension which would face towards the neighbours at No. 2 Melrose Place. The common boundary treatment in the form of approximately 1.8 metre high close boarded fencing between the site and No. 2 would prevent any overlooking from occurring as a consequence of the new ground floor bi-folds. Furthermore, although the first storey rear window could cause an element of overlooking, this is typical in the suburban type of environment which the site sits amongst. Notably, the proposed first storey window would serve an ensuite bathroom, which is not considered a primary, habitable room.

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 should 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.

According to the plans submitted to the Council, the proposed extension would not increase the number of bedrooms of the dwelling, instead it would increase the size of the main bedroom including an ensuite bathroom and allow for a study on the first storey. This being said, the study could be converted back to a bedroom at any time given its former use as a bedroom, therefore the Council consider that the property could easily increase from three to four bedrooms.

Staffordshire County Council Highways have commented that the submitted plans do not show parking. A plan detailing sufficient parking to meet with the Parking Standards was not initially submitted, however is required in order to demonstrate compliance with Policy T1. Regardless, Highways concluded that they have no objection to the proposed extension, subject to the condition that a plan showing three parking spaces (2.4m x 4.8m each space) is submitted to and approved in writing by the Local Planning Authority. Notably, a plan to demonstrate three parking spaces of the required dimensions has now been submitted. Therefore, it shall be

conditioned that these spaces shall be implemented and maintained for the lifetime of the development.

Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Therefore, the proposed development is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 16/12/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council