

DELEGATED DECISION REPORT

SMD/2026/0058
Valid 11/02/2026

7 SHOOBIDGE STREET
LEEK

**REFURBISHMENT OF
EXISTING DWELLING HOUSE;
ADDITION OF SINGLE
STOREY EXTENSION; AND
DEMOLITION OF
STRUCTURES WITHIN
CURTILAGE TO REAR**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Heritage and Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a detached brick and tile dwellinghouse and its associated curtilage, situated in the Leek East ward. A large open sided covered building is located in the back yard of the site. This building comprises part of the site and was used for the parking of commercial vehicles, meaning that the site is currently considered to have a mixed residential and commercial use.

The site is within the Leek Development Boundary, where positive development is encouraged to be concentrated. The site is also located within the Leek conservation area and the Leek Article 4 area.

Shoobridge Street car park adjoins the Northern curtilage of the site and Eagle Mill, Shoobridge Street is situated to the South-East of the site. A path behind the row of dwellings along Shoobridge Street separates the site from the Kings Court apartments on Leonard Street. The Shoobridge Street highway runs adjacent to the site to the West.

PROPOSAL

The proposed development comprises of the refurbishment of an existing dwellinghouse, the addition of a single storey rear extension and the demolition of structures within the rear curtilage. The proposed extension would allow for a larger kitchen and a utility room. The existing cellar space would be converted to a cinema room, a home office and a WC with a shower.

The proposed extension would have a depth of approximately 2.70 metres and a width of 7.35 metres. It would have a ridge height of approximately 4.50 metres and an eaves height of 2.78 metres. The extension would be constructed from materials which would harmonise with the existing dwellinghouse, including brickwork (orange multi), plain clay tiles (grey), grey timber windows and grey aluminium windows.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
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
Section(s) 4 – Decision making, 12 – Achieving well designed places, 16 -
Conserving and enhancing the historic environment

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

Staffordshire Moorlands Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 12/03/2026
Neighbour consultation period ends: 11/03/2026
Press Advert: 11/03/2026

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been received from Leek Town Council.

Conservation Officer

Summary of Significance

The proposal would be situated in Leek Conservation Area and to the rear of a Grade II Listed Building.

Leek Conservation Area was designated for its medieval origins as a market town which later expanded as a result of textile and brewing industries. Buildings are typically 2- and 3-storeys, constructed in a mixture of brickwork, render, stone and Staffordshire blue tiled or slate roofs. The architectural interest is an eclectic mix of the different historic phases of development, with the predominantly Georgian and Victorian commercial buildings and Edwardian civic architecture at the core and 19th and early-20th century mills and residential expansion on the fringes of the settlement. 7 Shoobridge Street is visible on very late- to early-20th century mapping (Fig.1) and makes a positive contribution to the Conservation Area.

The former police station (Grade II) dates c.1891 and was designed by local architectural practice of William Sugden in a Scottish Baronial style. The building is an impressive architectural design with central tympanum, corbelled turrets and decorative stone dressings. Its historic interest derives from association with local notable architects and development of a police station in the late-19th century.

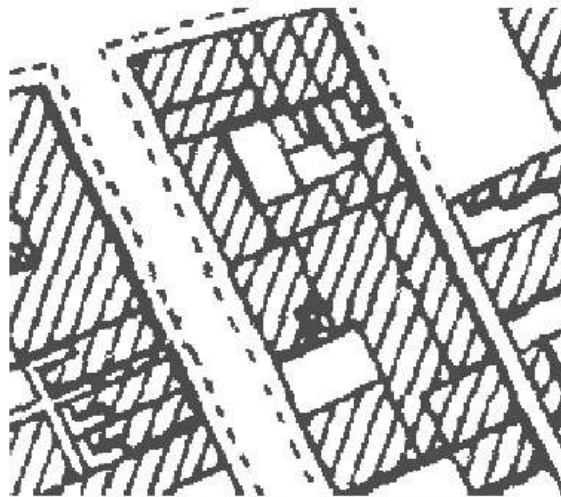


Fig.1 c.1899-1901 OS map

Assessment and Impact

The proposal seeks demolition of a covered yard to the rear of the property, construction of a single storey lean-to extension and replacement windows to the front elevation. The supporting statement also mentions internal works which, as this is not a listed building, would unlikely require planning permission.

The existing outbuilding is formed from a modern corrugated roof installed onto a high boundary wall. The roof structure is of no heritage significance, and its proposed removal would be an enhancement to the significance of the Conservation Area.

The proposed rear extension would be 1-storey lean-to constructed in bricks with a plain clay tile roof. The form of the extension and external facing materials would be sympathetic to the character of the building. Aluminium bi-fold doors are proposed which would have a contemporary appearance, but this would be discreetly positioned on the rear elevation, which is well-screened from public vantage points in the Conservation Area. Therefore, the proposed extension would not harm its character and appearance, and due to the high intervening boundary wall, this would have no impact on the setting of the Listed Building.

The proposed elevations mention replacement of the front windows, which appear to be historic 1-over-1 timber sliding sashes. The annotations on the proposed elevations mention these would be replaced with similar, but there are no specific details of what those entail. As this dwelling is subject to an Article 4 Direction, it would be useful to have more specific details of the replacement windows to the front elevation as this has the potential to impact the character and appearance of the Conservation Area.

The existing access gate to the side is a modern industrial gate. The Design & Access Statement mentions the vehicular access to the side would remain the same so it is assumed this would remain in situ.

Overall, it is likely that the proposal would be an enhancement to the setting and significance of the designated heritage assets although some clarity on the proposed replacement windows to the front elevation would be useful to ensure the heritage impacts are fully considered.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting of the Listed Building (s.66) and preserving or enhancing the character and appearance of the Conservation Area (s.72).

National Planning Policy Framework (NPPF) 2024

In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the desirability of new development making a positive contribution to local character and distinctiveness (par.210).

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- Staffordshire Moorlands Local Plan (Adopted 2020) – DC2 The Historic Environment
- Leek Conservation Area Appraisal (2017)

Conclusions and Recommendations

In summary, the proposal would not harm the character and appearance of the Conservation Area nor setting of the adjacent Listed Building. This would comply with s.66 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no objections to the principle of the proposal from a conservation perspective.

For any consent granted, we would suggest the following conditions:

Staffordshire County Council Highways

The proposal is for the construction of a single storey extension to the rear of the property to create a larger kitchen. The cellar will become a cinema room, home office and shower room with WC.

Building/structures to the rear of the site are to be demolished.

I have no objection to the proposal (application number SMD/2026/0058).

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

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 will 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 heritage, design, neighbour amenity and highway safety.

Heritage and Design

Policy DC2 states that the Council will safeguard and where possible, enhance the historic environment by resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance; promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area; and preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate reuse and sensitive development.

Paragraph 212 of the NPPF (2024) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 213 of the NPPF (2024) states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

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.

The proposed single storey rear extension would have a simple lean to roof, which would complement the roof course of the host dwelling. It would be single storey and is therefore considered to be subordinate to the existing dwelling. The proposed rear extension would barely be visible from the wider public domain. High level brick boundary walling would completely enclose the extension along the Northern and Eastern curtilage boundaries, meaning that it would not be visible at all from these angles. As the extension is on the rear elevation and stepped in from the South

facing side elevation of the dwelling, it would predominantly be tucked away and out of sight from a Southern public vantage point.

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 comprises a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Brickwork (orange multi), plain clay tiles (grey), grey timber windows and grey aluminium windows would be used in the construction of the proposed extension. The proposed materials would not detract from the character of the original property or wider conservation area.

The Council's Conservation Officer has stated that the form of the extension and external facing materials would be sympathetic to the character of the building. The proposed aluminium bi-fold doors have a contemporary appearance, but they would be discreetly positioned on the rear elevation, which is well-screened from public vantage points in the Conservation Area. Therefore, the proposed extension would not harm its character and appearance, and due to the high intervening boundary wall, this would have no impact on the setting of the adjacent Listed Building on Leonard Street.

Notably, the proposed elevation plans mention replacement or refurbishment of the front windows, which appear to be historic 1-over-1 timber sliding sashes. The annotations on the proposed elevations mention these would be either refurbished or replaced with similar windows, but there are no specific details of what those entail. As this dwelling is subject to an Article 4 Direction, the Conservation Officer has stated that it would be useful to have more specific details of the replacement windows to the front elevation as this has the potential to impact the character and appearance of the Conservation Area. These details shall be secured by virtue of condition, to ensure that the heritage impacts are fully considered.

The existing outbuilding is formed from a modern corrugated roof installed onto a high boundary wall. The Council's Conservation Officer has stated that the roof structure is of no heritage significance, and its proposed removal would be an enhancement to the significance of the Conservation Area. The removal of the dilapidated roof structure would tidy the rear yard up, significantly improving its appearance.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. Overall, it is considered that the proposal would be an enhancement to the setting and significance of the designated heritage asset. The proposal would therefore accord with the provisions of local plan policies DC1, DC2 and section 12 and 16 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 site is enclosed by high level brick walling along the Northern and Eastern curtilage boundaries. Thus, it is clear that the single storey rear extension would not lead to any shadowing or light amenity impact on Kings Court apartments, Leonard Street. Furthermore, although there would be a set of bifold doors on the rear elevation of the extension which would face in the direction of Kings Court apartments, the brick wall forming the eastern site boundary would completely screen them from the neighbours. Therefore, there would be no privacy amenity impact resulting from the addition of the bifold doors.

Notably, the openings of the adjacent building at Eagle Mill, Shoobridge Street are mostly boarded up. The proposed rear extension would be stepped approximately 8.56 metres away from the side wall of Eagle Mill, Shoobridge Street. Due to the single storey level of the extension and the distance between the extension and Eagle Mill, it is not considered that any detrimental shadowing would occur should any of the openings be glazed over again. One new elongated window would be installed into the side elevation of the proposed extension which would face towards Eagle Mill. As Eagle Mill is not being used as a dwelling and the openings are mostly boarded up, it is clear that no detrimental overlooking would be caused as a consequence of this new window. Therefore, no privacy amenity impact would occur.

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.

The proposed extension would not increase the number of bedrooms of the dwelling. Thus, no additional parking spaces would be required for the number of people inhabiting the dwelling. Furthermore, the proposed extension would not significantly compromise the available off-highway parking at the site, in compliance with Policy T1.

Staffordshire County Council Highways have no objections to the proposed development.

Thus, the proposed development 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. The proposal would not harm the character and appearance of the Conservation Area nor setting of the adjacent Listed Building, indeed the development would enhance the designated heritage assets. Therefore, the proposed development is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 26/03/2026

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council