

DELEGATED DECISION REPORT

SMD/2026/0077
Valid 24/02/2026

13 ABBOTTS ROAD
LEEK

**REAR SINGLE STOREY
EXTENSION TO PROVIDE A
WET ROOM WITH
ASSOCIATED EXTERNAL
WORKS**

(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 North 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 West. No. 15 Abbots Road (the adjoining semi-detached dwelling) lies to the North of the site and No. 11 Abbots Road is located to the South. The rear curtilage of the site adjoins the rear curtilages of No. 8 and No. 10 The Crescent to the West. The Abbots Road highway runs adjacent to the Eastern 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 comprises of the erection of a single storey rear extension. The proposed extension would allow for a WC with a wet room on the ground floor. The proposed extension would have a depth of approximately 2.48 metres beyond the original rear elevation and would have a width of 3.94 metres. It would have a ridge height of approximately 3.27 metres and an eaves height of 2.40 metres (measured from the highest natural ground level). The proposed extension would be constructed from materials to match those used in the construction of the host dwellinghouse, including facing bricks, concrete roof tiles and white UPVC.

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/2026/0152 – New dropped kerb vehicle access (for dda access) and permeable driveway. Consultation.

CONSULTATIONS

Publicity

Site Notice expiry date: 04/04/2026
Neighbour consultation period ends: 03/04/2026
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

No objection

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.

The proposed rear extension would be single storey. Therefore the maximum height 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. The original dwelling is characterised by a steeply pitched hipped roof. The proposed extension has a much shallow pitched gable form. Whilst this is not entirely characteristic of the main house, given its location to the rear it is considered to be acceptable. Furthermore, given the position of firstly floor windows a steep pitch would not be practical and would also increase the impact on neighbouring dwellings.

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. Facing bricks, concrete roof tiles 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.

I note that part of the proposed development involves the rebuilding of the patio, including the relocation of the steps down to the rear garden and erection of a new retaining wall and path running along the length of the grass. As the patio would not change in size and would continue to have a similar appearance to the existing patio.

Had it not been for the alterations to the patio (being a raised platform), the proposed extension would have been permitted development under Class A, Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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. 15 Abbots Road (the adjoining semi-detached dwelling) to the North and No. 11 Abbots Road is located to the South. The rear curtilage of the site adjoins the rear curtilages of No. 8 and No. 10 The Crescent to the West. Assessment of amenity impact will therefore be required on the direct neighbouring dwellinghouses to the sides and rear of the site.

The proposed extension would be stepped approximately 3.46 metres off the common boundary between the site and No. 15 Abbots Road. Based on a site visit and assessment of the proposed plans submitted, it is clear that there would be no breach of the 45 degree rule from the corner of the extension to the closest rear windows at No. 15. Furthermore, the approximately 1.8 metre high boundary fencing and mature boundary hedging on the common boundary between the site and No. 15 would aid in mitigating any shadowing impact which could have otherwise occurred resulting from the proposed extension. Therefore, no detrimental overshadowing or loss of light would occur for the neighbours at No. 15. There would be no windows on the side elevation of the proposed extension which would face towards the neighbours at No. 15, therefore their privacy amenity would not be impacted.

Due to the orientation of the site compared with No. 11 Abbots Road, it is clear that there would be a significant breach of the 45 degree rule from the corner of the proposed extension to this neighbours' closest rear fenestration. Markedly, the existing dwelling already breaches the 45 degree rule to the closest rear windows of No. 11. This being said, due to the Northern location of the proposed extension compared with No. 11, no detrimental shadowing or loss of light would occur over this neighbouring dwelling. Furthermore, an approximately 1.8 metre boundary fence sits on the common boundary between the site and No. 11, which somewhat already has a shadowing impact on these neighbours. Notably, the proposed rear extension would be offset from the common boundary fence by approximately 1.47 metres. Due to the pitched roof of the extension, it would have a lower eaves height where it sits closer to the common boundary fence, meaning that it would not significantly

exceed the fence height. Thus, the proposed rear extension would not be considered to have an overbearing impact on the neighbours at No. 11. These factors combined all ensure that no adverse impact would occur in relation to the light amenity of the neighbours at No. 11. There would be no windows on the side elevation of the proposed extension which would face towards the neighbours at No. 11, therefore their privacy amenity would not be impacted.

There would be an approximately 28.85 metre distance between the proposed extension and the rear elevations of No. 8 and No. 10 The Crescent. Thus, there would be a substantial enough distance between the extension and these neighbouring dwellings to eradicate any chance of shadowing or light amenity impact which could have occurred as a consequence of the proposed extension. One new window would be located on the rear elevation of the proposed extension which would face towards the neighbours at No. 8 and No. 10 The Crescent. The approximately 28.85 metre distance between the rear windows at the site and these neighbours would exceed the 22 metre guideline as set out in the Council's Space About Dwellings SPD, meaning that no detrimental privacy amenity impact occur. Regardless, the proposed window would be obscure glazed, further highlighting that no overlooking would occur.

With regard to the proposed raised patio, there is potential for overlooking of neighbours but this is similar to the existing situation arising from the current patio. A high hedge to the northern side provides good level of screening, whilst a fence helps to mitigate overlooking to the other side. Overall the relationship is found to be acceptable.

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 does not lead to an increase in on street parking.

The proposed extension would not increase the number of bedrooms of the dwelling. Therefore, it is clear that no additional parking spaces will be required for the number of people inhabiting the dwellinghouse.

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: 14/04/2026

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council