

DELEGATED DECISION REPORT

SMD/2026/0106
Valid 06/03/2026

WILLOW BANK
SANDYBROOK CLOSE
LEEK

SINGLE STOREY SIDE
EXTENSION, FRONT PORCH
AND FORMATION OF A
RAISED PATIO AREA

(FULL - HOUSEHOLDER)

MAIN ISSUES

- 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. The site is within the Leek Development Boundary, where positive development is encouraged to be concentrated. Daybreak, Sandybrook Close lies to the North of the site and Oakbrook, Sandybrook Close is located to the South. The rear curtilage of the site adjoins the rear curtilages of Hollybrook House, Sandybrook Lane and Sandybrook, Cheddleton Road to the West. The Sandybrook Lane highway runs adjacent to the site to the East.

PROPOSAL

The proposed development consists of a single storey side extension, front porch and formation/extension of a raised patio area. The single storey side extension will allow for a larger kitchen / dining / sitting room. The existing canopy over the front door of the dwelling would be filled in, creating an enclosed porch on the principal elevation. Materials used in the construction of the proposed extensions would match those used in the construction of the existing dwellinghouse, including brickwork and flat roof membrane.

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

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/1988/0967 – Site for dwelling. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 08/04/2026

Neighbour consultation period ends: 07/04/2026

Press Advert: N/A

Public Comments

One public comment has been received from a neighbour, which states the following:

“We have no objection to proposal, however 24 hour access to our property is needed. I also do not give permission for building vehicles to use our private driveway for turning around or parking.”

Town / Parish Comments

Not object. The application is not un-neighbourly.

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 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 maximum height of the proposed single storey side extension would be set down from the maximum height of the parent building. Furthermore, the proposed side extension would be set back from the principal elevation of the dwelling, ensuring a subservient relationship with the host dwelling. Thus, the proposed extension is considered appropriate development in accordance with the Council's Design SPD, due to its subordinate relationship with the parent dwelling.

The proposed side 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 proposed 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 infilling an existing gap in the side elevation of the dwelling. On balance, although the proposed side 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.

The existing storm porch canopy on the principal elevation of the dwelling would be bricked and glazed up, changing it to an enclosed porch structure. The addition of the brickwork to match the existing brickwork used in the construction of the host dwelling would create a more cohesive frontage of the dwelling, reading as a natural extension. Furthermore, the porch infill does not introduce bulk or overdominance to the host dwelling.

The new/extended area of raised patio would square off an existing raised patio and set of curved steps down to the lower garden level, as well as extend closer to the common boundary between the site and Oakbrook. The proposed extended patio area is not considered to appear out of character with the existing garden setting. Whilst it would introduce an increased raised area to the garden, this additional raised area would not be visible from the wider street scene due to its location in the rear curtilage. Furthermore, the host dwelling and boundary treatments between the site and its direct neighbours creates further screening.

Materials used in the construction of the proposed extensions 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 and flat roof membrane would be used in the construction of the proposed extensions. 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 and siting 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 Daybreak, Sandybrook Close to the North and Oakbrook, Sandybrook Close is located to the South. The rear curtilage of the site adjoins the rear curtilages of Hollybrook House, Sandybrook Lane and Sandybrook, Cheddleton Road to the West. Assessment of amenity impact will therefore be required on the direct neighbouring dwellinghouses to the sides and rear of the site.

Notably, the neighbouring dwellinghouse at Daybreak, Sandybrook Close sits on a higher ground level than the site, due to the naturally increasing slope towards the end of the cul-de-sac. As the proposed side extension would have a flat roof, it would sit at a significantly lower height than the height of the host dwelling. The common boundary treatment between the site and Daybreak, in the form of fencing and mature hedging, would screen and mitigate a significant amount of the extension and would not have any overshadowing impact to Daybreak. Therefore, there would not be an adverse impact on the light amenity of the neighbours at Daybreak resulting from the proposed side extension. At present, a large window is located on the side elevation of the host dwelling which faces towards the neighbours at Daybreak. The proposed side extension would not incorporate any windows on the elevation facing towards Daybreak. Thus, there would be a betterment to the privacy of the neighbours at Daybreak than the existing situation, as there would no longer be any side windows. A new kitchen window would be added to the original dwelling which would face towards the neighbours at Daybreak. This window would be permitted development, therefore it could be installed without the requirement of planning permission. Regardless, due to the difference in ground levels and the common boundary treatment (in the form of fencing and mature hedging) between the site and Daybreak, no detrimental privacy amenity impact would occur.

The existing projecting hipped roof outrigger on the principal elevation of the dwelling completely screens the view of the proposed porch from the neighbours at Daybreak. Therefore, it is clear that no light or privacy amenity impact would occur resulting from the proposed porch, as no overshadowing or overlooking would occur.

The proposed raised patio area would be tucked behind the host dwelling (particularly the room labelled as bedroom 1). Therefore, no overlooking could occur over the neighbours at Daybreak resulting from the raised patio extension.

The proposed side extension would be located on the North facing side elevation. As the neighbouring dwelling at Oakbrook, Sandybrook Close is situated to the South of the site, the Northern side extension would be tucked out of view from the neighbours at Oakbrook. Therefore, it is clear that the proposed side extension would not impact the light or privacy amenity of the neighbours at Oakbrook, as it would not lead to any overshadowing, overbearing impact or overlooking.

There would be no breach of the 45 degree rule from the proposed porch to the closest glazed fenestration on the principal elevation of Oakbrook, therefore no loss of light would occur for these neighbours resulting from the porch. Whilst a new door would be located on the side elevation of the proposed porch which would face towards the neighbours at Oakbrook, no detrimental overlooking impact would occur. The new door would only look towards the driveway of this neighbour. Furthermore, a porch is not considered to be a primary, habitable room of a dwelling where detrimental overlooking impact would occur from.

Notably, there is already a degree of potential overlooking on the neighbours at Oakbrook resulting from existing raised patio area at the site. This being said, a thick band of mature soft landscaping in the form of evergreen trees (located within the

curtilage of the site), aids in mitigating the overlooking impact which could otherwise occur. This can be seen in Figure 1:



Figure 1: Boundary screening between the site and Oakbrook

The proposed raised patio extension would extend closer to the boundary between the site and Oakbrook, leading to higher potential for overlooking to occur. Regardless of the raised patio extension, the mature soft landscaping which sits on the common boundary between the site and Oakbrook would continue to protect the privacy amenity of these neighbours. To ensure that the privacy amenity of Oakbrook remains protected, it shall be conditioned that the area of soft landscaping along the common boundary shall be maintained at a height of no less than 2 metres above the patio.

The proposed side extension would infill an existing open area amongst the side elevation of the host dwelling, being tucked away and completely out of view from the neighbours at Hollybrook House, Sandybrook Lane and Sandybrook, Cheddleton Road. Additionally, the proposed enclosed porch would be located on the East facing principal elevation of the site. As the neighbours at Hollybrook House and Sandybrook are located beyond the Western rear curtilage of the site, the porch would be completely out of view from these neighbours. Based on these reasons, it is clear that the proposed side extension and porch would not have any impact on the light or privacy amenity of these neighbours.

The proposed raised patio area would extend closer to the common boundary between the site and the neighbours at Hollybrook House and Sandybrook, meaning that their privacy amenity could be impacted by virtue of overlooking. This being said, there would be an approximately 24.5 metre distance between the raised patio and the closest elevation of Hollybrook House and an approximately 34 metre distance between the raised patio and the closest elevation of Sandybrook. These distances would surpass the privacy standards set out in the Staffordshire Moorlands Space About Dwellings SPD, therefore it is considered that the privacy amenity of these neighbours would remain protected.

One public comment has been received, stating that whilst they have no objection to the proposal, 24 hour access to their property is needed. The comment also states that they do not give permission for building vehicles to use their private driveway for turning around or parking. This is a civil issue which would need to be dealt with between the involved parties and is not a material planning consideration which warrants the refusal of the application.

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 development 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 development would not compromise the available off-highway parking at the site, in compliance with Policy T1.

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. Therefore, the proposed development is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 23/04/2026

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

