

DELEGATED DECISION REPORT

SMD/2026/0169
Valid 09/04/2026

1 VICTORIA COURT
LEEK

TWO STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- character and appearance of the area
- residential amenity
- highway

DESCRIPTION OF SITE

The detached dwelling is part of a small cul-de-sac within the residential area of Leek. It is the first property into Victoria court which also backs onto a pedestrian path that leads to 'The Walk's, another cul-de-sac west of the site.

The property is made up of red brick and brown tiles. It benefits from a side driveway and a rear garden that is restricted by timber gates. The property has previously extended via rear conservatory.

PROPOSAL

Planning permission is sought for a two-storey rear extension. The extension will utilise the same footprint as the rear conservatory it will replace. It will extend out 2.5m into the garden and run the full width of the rear elevation together with a 0.7m jut to the side to accommodate a larger bedroom above. It will feature a slat roof that will sit below the main roof and be made in materials that match the existing dwelling.

It will accommodate a dining room on the ground floor and extend the existing two bedrooms on the first floor.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

None relevant to the property

CONSULTATIONS

Publicity

Site Notice expiry date: 27/05/26

Neighbour consultation period ends: 4/05/26

Public Comments

Neighbour comments

No representations received

Arboriculturist

No objection. The development is unlikely to impact the trees and in this instance, they are of such low value.

County Highways

No objection

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary of Leek. Policies SS2 seek to focus future growth within the settlement boundary for Leek and to strengthen its role as a service centre.

Accordingly, the general principle of development is acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

Character and appearance

Policy DC1 states that new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated.

The bulk of the two-storey extension will face the pedestrian access behind the application site. Public views of the development will be of the side elevation looking from Cruso St, south of the site. From this vantage point, the bulk and massing of the extension is alleviated by being setback from the road, on ground level significantly higher than the road and the backdrop of the adjacent neighbouring properties in a staggered form. The proposal will also not extend beyond the depth of the footprint of the conservatory (2.6m) it will replace which is relatively modest in comparison to the host dwelling in terms of its size and massing.

Referring to the design, the proposed catslide roof does not emulate the style of the original building and appears off-sided with the host dwelling owing to the jut out part of the extension seen from the side elevation for additional floorspace to Bedroom 3. Nonetheless in this circumstance, the extension is seen as an honest

recognition of the building's evolution that does not detract from the character of the dwelling. The roof will also sit below the ridge of the main dwelling such to appear subservient to its host dwelling.

The extension will match the existing materials which is considered visually acceptable.

Overall, the development is considered to be visually acceptable and will accord with Policy DC1.

Impact to neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and Policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The main neighbouring property that this proposal would impact upon are No.1a Victoria court, west of the application site and No.44 Cruso Street, south of the site.

The immediate neighbour at No.1 Victoria Court, west of the site, has no side facing windows much to the benefit of the application site. Nevertheless, the living condition of this neighbour is unlikely to be affected as the bulk of the extension is concentrated along the side elevation that does not have direct views of the site owing to the applicant's property sitting at an oblique angle and frontward to the rest of the properties along Victoria court.

No.44 Cruso Street, to the south of the site, borders on the other side of the pedestrian access. Due to the prevailing topography of the area, the neighbouring property is significantly lower than the applicant's ground level. Any views from the rear garden of the extension would be obscure owing to the disparity in ground levels, high fencing and distance between properties. It is also located to the south of the proposed extension and as such direct sunlight will not be impacted. As such, this neighbour's living condition in terms of its privacy and daylight is considered maintained.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions. The property benefits from off road parking for at least two cars.

The application does not propose the addition of any bedroom space and will be constructed within the rear garden of the property therefore consideration of the Local Plan parking standards is not triggered.

County Council Highways were consulted on parking and highway safety and raised no objection. This application is therefore considered to be in accordance with Policy T1 of the Local Plan.

Other matters

Arboriculture officer has raised no objection to the scheme as it is unlikely to impact the trees which are of low value.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa O'Brien

Recommendation Date: 12/06/26

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council