

DELEGATED DECISION REPORT

SMD/2026/0018
Valid 16/01/2026

THE NOOK SPICERSTONE
ESTATE
LEEKBROOK
LEEK

SINGLE STOREY SIDE
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour amenity

DESCRIPTION OF SITE

The site consists of a two-storey semi-detached dwellinghouse with a hipped tile roof and a detached garage/ outbuilding to the side. The property is not a typical semi-detached, as the attached property is to the rear at a right angle to this dwelling. This has resulted in a property that appears to be detached when viewed from the front elevation, as well as a more restricted rear garden area. The site is approximately 3km south of Leek on the southern edge of the smaller village of Leekbrook and north of the settlement Cheddleton Heath.

PROPOSAL

The proposed development is for a single storey side extension, approximately 4.3 by 4.26 metres, 2.56 and 3.52 metres to the eaves and roof ridge respectively. The extension will replace the existing single storey flat roof entrance hall extension and detached garage and is to be finished in materials to match the existing dwelling. The plans show that it is to have a pitch roof.

Revised plans were agreed to reduce the height from two-storey to single storey as to protect the amenity of the neighbour to the rear, as due to the layout of the estate the neighbouring garden at Coney Hurst is particularly enclosed by development. The revisions also remove the originally proposed shiplap timber boarding from the development.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135, 139.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 10/02/2026

Neighbour consultation period ends: 10/02/2026

Press Advert: N/A

Public Comments

One objection, raising concerns that the proposal would block light from the house and garden, and also that the cladding is out of character with the area.

Town / Parish Comments

None.

Staffordshire County Council Highways

Conditional acceptance.

Condition:

No development shall be commenced until a revised plan showing 2 parking spaces (2.4m x 4.8m each space) has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be retained for the lifetime of the development.

REASONS: *To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.*

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. The site is located on the southern edge of the Smaller Village of Leekbrook and therefore falls under Policy SS9. By their nature, smaller villages are undefined by development Boundaries, and therefore play a limited role in hosting development within the District. However, as a domestic extension, this type of development is considered to be acceptable in this location as it would not be intruding into the Open Countryside or negatively affecting the character of the settlement. Therefore, the proposal is acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

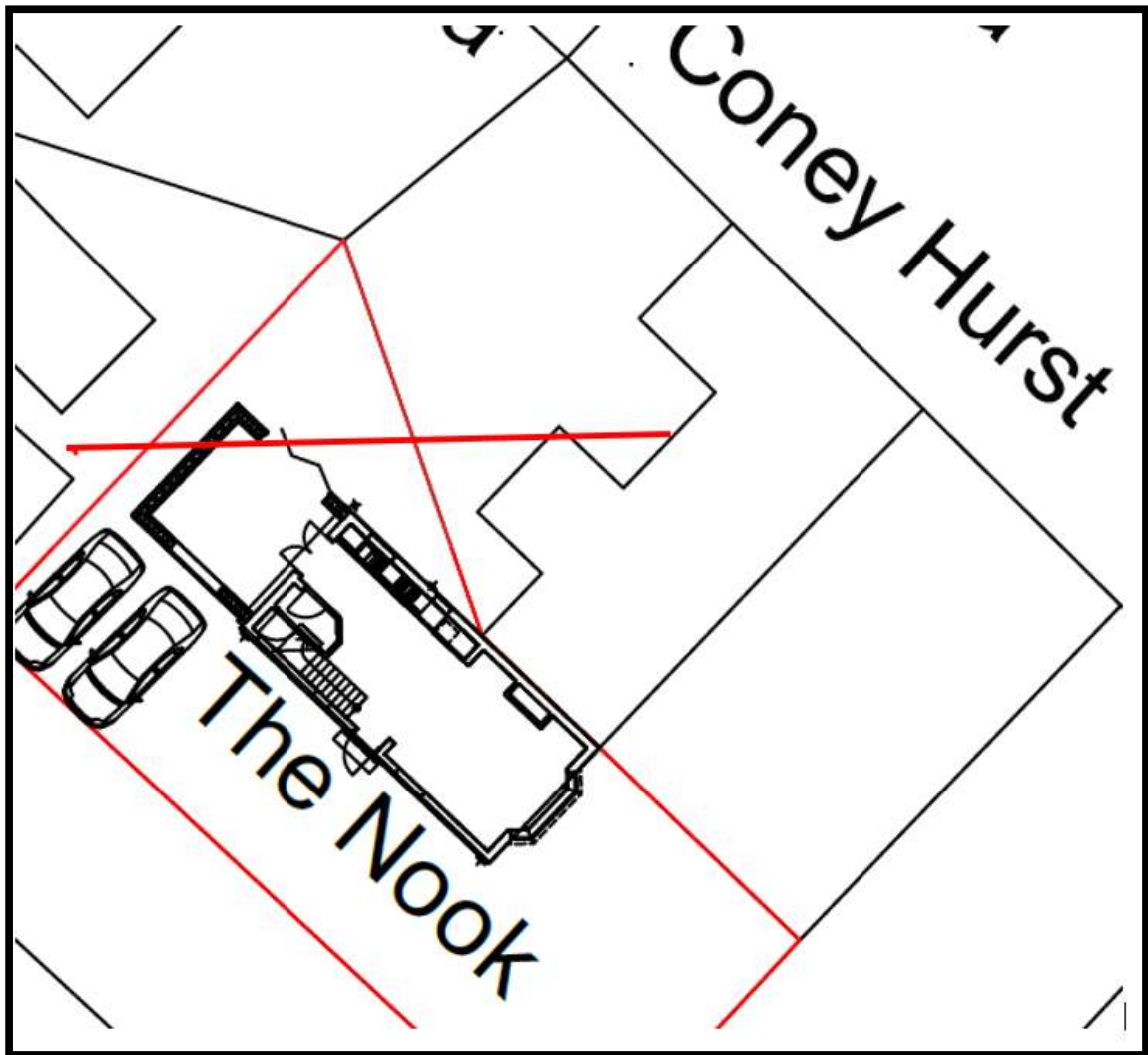
Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. The proposed development is considered to be subordinate to the host dwelling in its nature as a single storey addition to a two-storey dwelling, and the extension is set back from the front elevation. The design of the extension is in keeping as it utilises matching materials as the host dwelling, and replaces a flat roofed entry porch which is considered to be a design benefit. The proposed side extension has a pitched roof while the host dwelling has a hipped roof, however this is not considered fatal to the application as the extension is modest in scale and this together with the proposed fenestration and materials will ensure that it appears in keeping with the host dwelling rather than an incongruous addition. Therefore, the proposed development is considered to be acceptable in terms of design and compliance with Policy DC1.

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 bounded by Coney Hurst to the north-east (attached property), and La Ruche to the north-west. The reduction from two-storey to single storey has improved the neighbour amenity of the proposal as it would allow more daylight to enter the garden at Coney Hurst, and reduce overshadowing. The neighbouring La Ruche has previously has a

two-storey side extension opposite The Nook, closing the gap between the two properties and reducing daylight. It was considered that if The Nook were to also have a two-storey side extension, then the gap between the properties would be reduced to such an extent that it would have an unacceptable affect on the amenity of Coney Hurst by way over overshadowing and overbearing effect, giving the impression that the property was completely enclosed at the rear, save for the north-east boundary. With the amendments, it is considered that adequate light would reach Coney Hurst, and the proposed side extension would not be dissimilar to the extant detached garage. The 45-degree line, indicated by the red line in the image below, from the nearest principal window on the rear elevation at Coney Hurst shows that it is already breached by a rear outrigger at the property itself. Continuing the 45-degree line past the existing breach would show that the development would breach the 45-degree line again, however by a minimal amount at the corner of the development where the existing garage currently sits. Given this and distance from the window, it is considered that on balance, the proposed development is acceptable in terms of amenity.



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 can accommodate the required vehicular parking, in line with Appendix 2. The proposed development will remove the detached garage, however the dimensions of the garage do not meet the required minimums to be considered a parking space, and therefore there is no net change in the parking arrangements at the property. The amended plans identify two off-street parking spaces at the property which is in accordance with the Council's adopted parking standards for a 3-bedroom property. The property is situated on a private/ unadopted road and the development would not affect the adopted highway to the north-west (A520). Therefore, the proposal complies with Policy T1 and is acceptable in terms of highway safety.

CONCLUSION / PLANNING BALANCE

On balance, the proposed development is considered acceptable in principle as it is a domestic extension in a smaller village, which is supported by policy subject to the proposal not impacting the character of the area. In terms of design, the single storey extension is considered to be in keeping and subordinate, and complies with the design guidance. In terms of amenity, the proposed development is considered to be acceptable as it has been revised to be a single storey extension which will allow for more light to enter the neighbouring property, and will not have the same overbearing effect. In terms of highway safety, the SCC Highways comments have been acknowledged as the revised plans demonstrate two off-street parking spaces. Therefore the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 06/08/2026

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council