

DELEGATED DECISION REPORT

SMD/2026/0189
Valid 16/04/2026

AVALON
7 OVERDALE PLACE
LEEK

PROPOSED DORMER ROOF
AND ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site consists of a detached bungalow and its associated curtilage. The dwelling is finished in a red brick with a tile roof, and has a flat roofed carport to the side elevation and a rear white uPVC conservatory. The dwelling is situated on a cul-de-sac of four other similar bungalows, in a suburban setting in the town of Leek. The site is not listed nor within a Conservation Area and is within the Leek Development Boundary.

PROPOSAL

The application seeks permission for a loft conversion including front and rear dormer windows, and alterations to the exterior of the dwelling consisting of rendering rear and southeast elevation, and removing the rear conservatory. The front elevation would feature three pitched roof dormer windows, and the rear elevation would feature two flat roofed dormer windows. The roof ridge would be raised by approximately 1.2 metres from approx. 5 metres to approx. 6.2 metres to facilitate the loft conversion.

The front and southeast elevations would also be altered in design with a rearrangement of fenestrations.

Revised plans were agreed to remove the originally proposed side extension as there would be a breach of the minimum distances required between a blank elevation and a neighbouring principal window. The side elevation remains unchanged.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS5 Leek Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) DM1 - 10, DP1 – 4, TR1 – 8, P1 – 6.

Section(s) 3 – Decision-making policies, 14 – Achieving well designed places, 15 – Promoting sustainable transport, 17 – Pollution, public protection and security.

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.

CONSULTATIONS

Publicity

Site Notice expiry date: 21/07/2026

Neighbour consultation period ends: 21/07/2026

Press Advert: N/A

Public Comments

Four objections from two neighbours received.

Concerns relating to overshadowing, overlooking, and overbearing effect due to the proposed roof over the garage falling short of the 11-metre minimum set out in the Space About Dwellings SPD.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

No comments received.

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 within the Leek Development Boundary and is therefore 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 DP1 – 4 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 proposal, while extensive, does reflect the character of the original building and surrounding area. The front facing dormer windows have pitched roofs which will match that of the host dwelling and is encouraged by the Design Principles SPD. There is context for dormers with one fronting the bungalow at the entrance to Overdal Place, and at the neighbouring 5 Overdale Place. The retention of the brick on the front elevation is important in terms of street scene and in keeping with the host property and surrounding area. The alterations to the rear are less extensive but would not be visible in the street scene. Overall, the alterations are considered to be proportionate, and the property continues to read as a bungalow. Therefore, the proposed development is considered acceptable in terms of design.

Amenity

Paragraphs P1 – 6 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 5 Overdale Place to the southeast, and 41 and 43 Westwood Park Avenue to the northwest, and 45 Westwood Park Avenue to the west (rear).

Objections have been received regarding amenity, namely that the formerly proposed side extension would breach the minimum distance required between a principal window and a blank elevation. This side extension has since been removed from the plans and therefore this objection is considered to have been remedied.

With regards to the overlooking objections regarding the proposed dormer windows to the rear, it is considered that the overlooking effect is mutual as 7 Overdale Place is a bungalow sited on lower levels than 43 and 45 Westwood Park Avenue, which are both two storey dwellings. Due to the position of 41 and 43 Westwood Park Avenue, and the 45-degree sightlines from the proposed dormers, it is not considered that the dormers would have an unacceptable overlooking effect to these properties.

Therefore, it is considered that the proposed dormers are acceptable in terms of amenity.

Highway Safety

Paragraphs TR1 – 8 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 would not add additional bedrooms and the property would remain three bedrooms. Therefore, there would be no change in the impact to highway safety, and the proposal complies with Policy T1 and the NPPF.

CONCLUSION / PLANNING BALANCE

The proposed development is acceptable in principle as it falls within the Leek Development Boundary, and is considered acceptable in terms of design and highway safety. On balance, and after careful consideration, it is considered that the proposal is also acceptable in terms of amenity due to the site being at a lower level than the two-storey neighbours, and so the overlooking would be mutual. The principal windows are also not directly opposing. Therefore, the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions

Case Officer: Reuben Berriman

Recommendation Date: 15/09/2026

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council