

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**17 February 2022**

Application No:	SMD/2021/0831	
Location	Woodvale, 7 Lansdowne Close, Leek, Staffs, ST13 8NB	
Proposal	Single storey ground floor extension to the rear of the property to form larger utility, kitchen, dining and snug area. Double height porch to front elevation, remove existing hanging wall tiles and render front elevation.	
Applicant	Mr and Mrs M Sansom	
Agent	None	
Parish/ward	Leek	Date registered: 17.12 2021
If you have a question about this report please contact: Chris Johnston tel: 01538 395400 ext. 4123 or 07976 753864 <a href="mailto:christopher.johnston@staffs Moorlands.gov.uk">christopher.johnston@staffs Moorlands.gov.uk</a>		

**REFERRAL**

The application is before Committee because one of the applicants is a Member of Staff at SMDC.

**1. SUMMARY OF RECOMMENDATION**

**APPROVE WITH CONDITIONS**

**2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

2.1 The site is within the development boundary of Leek and lies to the west of the town centre in a residential area. It comprises a 1950s style two-storey detached dwellinghouse which faces the end of the Lansdowne Road, a short cul-de-sac to the north of the site and where there are other detached dwellings to the west and east sides of the site also facing the end of the cul-de-sac. There are further dwellings on the opposite side of the road to the north and to the rear of the site to the south, off Valley Drive. The land slopes downwards from the house towards those houses. The dwelling is of a standard red brick and grey tile construction but much of the upper part of the house comprises tile hangings slightly diagonally projecting from the main walls, up to the roof eaves, forming a "mansard roof" type appearance.

**3. THE APPLICATION AND DESCRIPTION OF THE PROPOSAL**

3.1 This is a full householder application for a series of rear extensions spanning the whole width of the house, a front gable projection, the removal of tile hanging sections from the front elevation and rendering of the whole of the front and side

elevations. The render colour is to be confirmed but the forms state a pale grey or cream colour.

3.2 The rear extensions would all adjoin and would have heights varying between 2.7 and 3.5 metres and would comprise, starting with the west end of the back wall, a single-storey replacement of the current conservatory of the same width but the proposed would project 0.4 metres further from the rear wall (3.7 to 4.1 metres). The extension would have a tiled pitched roof with gable-end and a render finish (colour not specified). Adjacent to this would be a flat-roofed extension to replace a lean-to addition of the same width but with a greater projection of 3.6 metres. This part would have a matching brick finish and a projecting zinc box window surround. Adjacent to this extension would be a wide central section to the rear enlargement of the house which would also have a flat roof and which would project 3.5 metres from the existing rear wall and which would have a zinc cladding finish (colour not specified). The final extension, at the east end of the back wall, would comprise the re-building of a current brick lean-to potting shed attached to the back wall and would have the same height and footprint and glazed upper section and roof, as per the current potting shed but with a render wall finish.

3.3 At the front, there would be a two-storey central projection forming an open "porch" on the ground floor. This would project only 0.45 metres from the existing front wall but would extend above the eaves where a front dual-pitched gable feature would be formed accommodating a large triangular new landing window. The tile hangings would be removed to reveal the existing vertical walls which would have a render finish applied and which would also be applied to the remaining front and side walls of the house.

3.4 The application file including the drawings and details of the proposal together with consultation responses can be viewed on the Council website at:

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=156764>

#### **4. RELEVANT PLANNING HISTORY**

None relevant.

#### **5. PLANNING POLICIES RELEVANT TO THE DECISION**

5.1 The Development Plan comprises of:

- The Local Plan Development Document (adopted Sep 2020)

Adopted Staffordshire Moorlands Local Plan - Sep 2020

5.2 The following Local Plan policies are relevant to the application:-

- SS1 Development Principles
- SS5 Leek Strategy
- DC1 Design Considerations

## National Planning Policy Framework (NPPF).

### 5.3 Sections:

12: Achieving Well Designed Places

## **6 CONSULTATIONS**

6.1 Neighbour notification letters were sent out to adjacent owners of properties and a site notice was posted and displayed outside of the site on 19<sup>th</sup> January 2022, giving 21 days in which to comment.

### **Public response to consultation**

6.2 None. At the time of the report the notification period had not expired. Any letters received will be reported at the Committee meeting.

### **Leek Town Council**

6.3 “Not unneighbourly.”

## **7 OFFICER COMMENT AND PLANNING BALANCE**

### Introduction

7.1 The main issues with the proposal are as follows:

- The impact on the character and appearance of the area
- The impact on the residential amenities of existing dwellings in the area

7.2 The site is within the development boundary of Leek and the principle of extending dwellings is acceptable and there are no set size restrictions in the policies, so the proposal is not contrary to Policy SS5. The application must therefore be determined on the basis of the impact on the visual and residential amenities of the area.

### **The impact on the character and appearance of the area**

7.3 The cul-de-sac comprises mainly 1950s-style red-brick dwellings but some are a different form and style and dwellings with a light render finish are evident. The dwelling on site although of the 1950s form, stands out with its tile hangings and “mansard” roof form. I do not consider the proposed light render finish for the whole of the front elevation facing the road, in place of the tile hangings, would be out of keeping with or harmful to the street scene, given that the existing street scene comprises a mixture of brick and rendered properties. A double-height porch projection would be added but due to its limited projection and matching proposed render finish would not be unduly prominent other than the large triangular glazed feature and front gable projecting from the roof. This is a modern feature and adds

to the contemporary appearance of the frontage the applicants seek and as there is a mix of styles in the wider area, I do not consider this would be harmful to the character and appearance of the area.

7.4 At the rear, the single-storey extensions would be a mix of shapes, finishes and roof profiles, some traditional forms and finishes and some contrasting modern forms and finishes, giving the appearance of several adjoining components undertaken at different times rather than one wide consistent design with materials which match the house. The resultant enlargement would appear rather discordant with the appearance of the rear elevation but nevertheless does not harm the appearance of the house as these would still maintain a single-storey form and height which would not dominate the house. None of the extensions would be visible from the road or public footpaths and views from the rear windows of the neighbouring properties to the south would be restricted by the presence of boundary treatments, large mature trees on the rear boundary and the limited height of the extensions. The zinc cladding would be confined to the rear elevation of the extension. The side elements of the potting shed and snug would be more traditional masonry construction. This would limit views from the properties to either side. The extension would not be visible from Valley Drive to the rear due to the presence of houses and trees. Therefore whilst the cladding represents a discordant element and does not comply with the Council's Design Guide, in this instance due to the lack of visibility, including to neighbouring properties, it is not considered that the proposal would harm the character and appearance of the area. A refusal on design grounds would therefore not be sustainable.

### **The impact on the residential amenities of the area**

7.5 At the front, the proposal would only introduce one new window, a secondary living room window on the ground floor. The large triangular feature window is attached to a large full height landing window but this would be an enlargement of an already large landing window which is already there. The front extension would push this window out just 0.45 metres. As a result, none of the changes at the front would give rise to any significant additional overlooking and there would be no loss of privacy affecting the houses opposite.

7.6 At the rear, as there are existing single-storey rear extensions with large windows facing the rear, the proposed single-storey extensions replacing these would result in new windows being just 0.4 metres close to the rear boundary than is current. The rear windows of neighbouring houses to the rear of the site would be a minimum of 27.0 metres from the proposed rear windows, in excess of the 22.0 metres for opposing rear elevations in the Council's Space About Dwellings SPG. Due to the downward slope, abundance of boundary screening including large mature trees, only glimpses of the upper floor rear windows of neighbouring houses to the rear would be possible from the new extensions and at a considerable distance away. It is considered the proposal would not result in any significant additional overlooking and no further loss of privacy affecting the dwellings to the rear. There are no proposed side windows other than high level small rooflights and therefore the extensions would not impact on the privacy of the either neighbouring dwelling to the side. With regard to light provision, the extension on the west side would have only a slight increase in height and projection in relation to the existing

conservatory it would replace and due to the gap between the dwelling and the neighbouring dwelling to the west, there would be no impact on light provision at that neighbouring property. On the east side, the extension is in the form of a replacement of an existing potting shed with no changes to height, form or projection from the rear wall and there would be no impact on the light provision to the property to the east side of the site. Overall, the scheme of rear extensions and double-height front porch would not affect the living conditions/residential amenities of the area.

## **Conclusion and Planning Balance**

7.7 The proposal would not harm the visual or residential amenities of the area. It would therefore comply with the Local Plan (adopted September 2020) and the government planning guidance contained in the National Planning Policy Framework (NPPF). Therefore the application is recommended for approval.

## **8 RECOMMENDATION**

**That the application be APPROVED with the following conditions:**

**1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

**Reason:-**

**To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.**

**2. The development hereby approved shall be carried out in complete accordance with the submitted plans and specifications as follows: -**

**21.SAN.01 100**

**21.SAN.01 101**

**21.SAN.01 102**

**Reason:-**

**To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.**

**3. Before any further development above DPC level, details of the colour of the proposed render finishing materials for the dwelling and the finishing materials of the proposed extensions and the type, colour and texture of the proposed brick and tile finishing materials shall be submitted to and approved in writing by the local planning authority and the approved finishing materials shall be used in the development.**

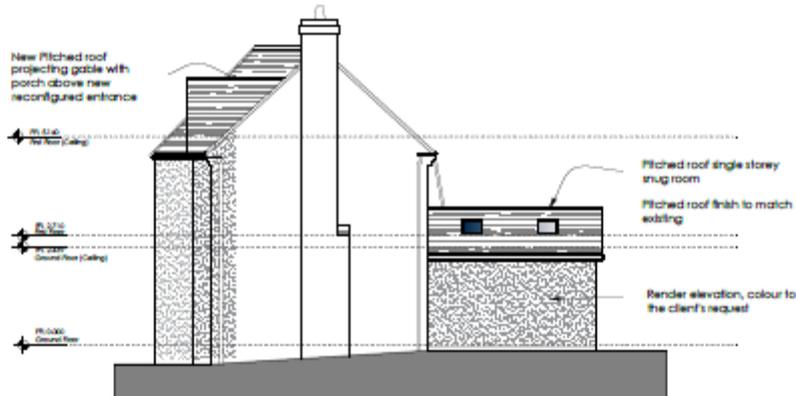
**Reason:-**

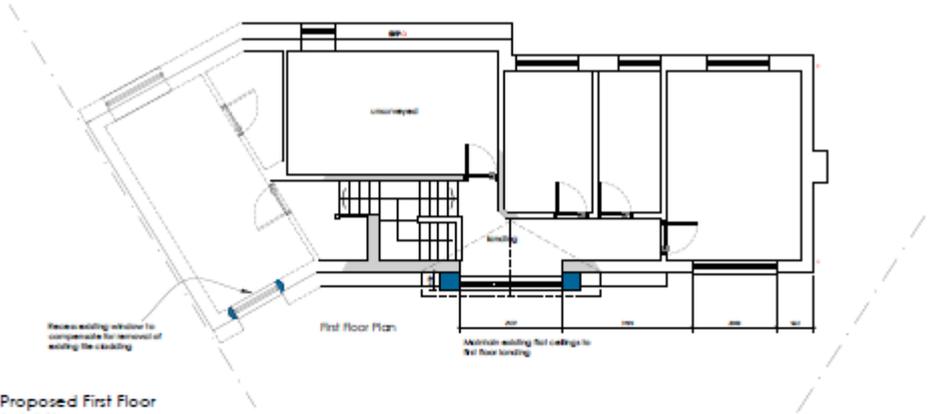
**In the interests of the appearance of the dwelling and the surrounding area.**

**B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/in formatives/planning obligations or reasons for approval/refusal) prior to the decision being issued,**

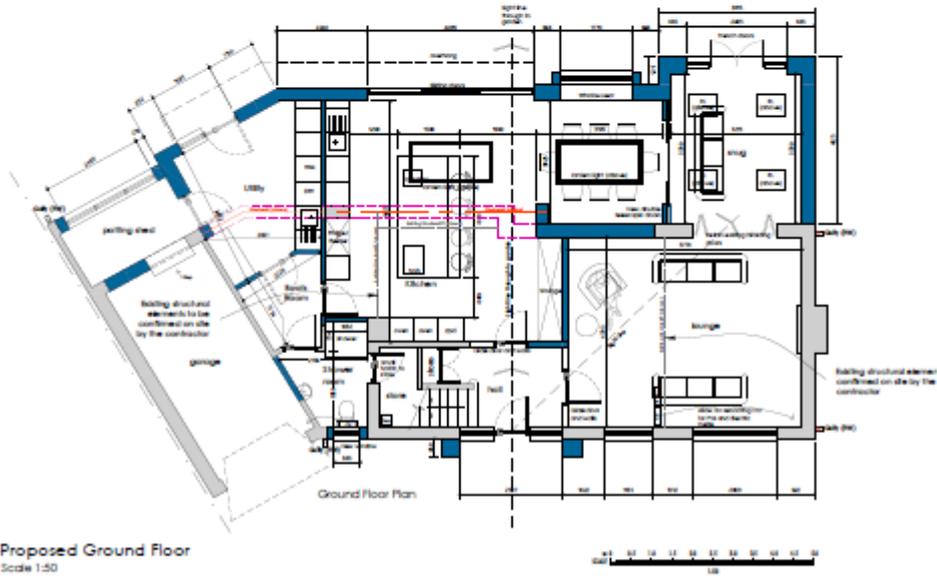
the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's Decision.







Proposed First Floor  
Scale 1:50



Proposed Ground Floor  
Scale 1:50