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Design and Access Statement
First floor side extension,
6 School Close, Leek, PP-06312358

1. Site & Applicant Details:

Caroline Burnett.
6 School Close,
Leek
Staffordshire,
ST13 8HS.

OS Grid Ref SJ 972 559
Northing 355968
Easting 397209



Fig.1. No 6, School Close

2. Introduction:

2.1 No 6 School Close lies at the end of the cul-de-sac, on the south side of the turning head.

2.2 This application seeks planning approval for a first floor extension.

3. Planning Background

3.1 Constraints:
The site is not in the green belt and is not subject to any other special constraints including conservation area protection, tree preservation orders, article 4 directions etc.

3.2 Recent Planning History:
SMD/1978/1474: Erection of garage and conversion of existing garage to kitchen, approved 22/11/1978
SMD/2008/1059: Single storey side extension, approved 23/10/2008

4. Site Description

4.1 No 6 lies at the end of School close to the south of the turning head.

4.2 The dwelling was built in the 1970's It is a link-detached dwelling, joined to it's neighbour by the garage at No 7.

4.3 It's own garage was converted to provide additional accommodation and a new garage built at the side. The converted part was more recently extended at the rear to form a disabled annexe.

4.4 The site borders the playing fields at Wallbridge Park and has the benefit of a good sized garden

4.4 The house is brick built, aligned with the gable facing the road. The front elevation is split vertically, with a painted render-dashed panel on the right hand side with white weather boarding on the left.

4.5 The annexe at the side has a hipped roof with a recess at the landing window.

4.6 The main roof is tiled with stone coloured, large format interlocking concrete tiles. The eaves and verge overhang are pronounced with white painted fascia boards and soffits.

4.7 The tiles on the main roof have a relatively flat profile, eg Marley Ludlow, whereas the annexe is tiled with a large format double pan-tile. The porch is clad in small clay tiles.

4.8 Windows and doors are white UVPC.

4.9 Rainwater goods comprise white box section gutters gutters with square down pipes.

4.10 The soil pipe is grey uPVC and is internal, except where it penetrates the roof.

4.11 Electricity is provided via a buried connection.

4.12 External lighting comprises a contemporary carriage lantern at the front, to illuminate the front door and a spot lamp at the rear to illuminate the rear patio. Both are operated by PIR sensors.

4.13 The curtilage is bordered by a combination of hedges and vertically boarded fencing panels.

4.14 Vehicle hardstanding is permeable block paving laid in a herringbone pattern.

Please refer to the 1:50 existing plans and elevations and the 1-200 existing block plan for further details.

5. Description of Proposed Development

5.1 The first floor extension will build over the ground floor annexe.

5.2 The ground floor will accommodate a utility room and living room or snug. The first floor will accommodate a bedroom and bathroom.

5.3 The roof of the extension will be a parallel ridge design, tiled with large format tiles to match the main roof. Alternative roof structures were considered, but the parallel ridge was preferred because of it's simplicity. It mirrors the design approved at the applicants previous but one dwelling at "The Sleeve", ref SMD/2009/1040.

5.4 The extension is articulated by setting the front wall of the extension back by 0.45m at 1st floor level. The forward extension of the utility room will be tiled with small clay tiles to form a canopy which will be extended over the porch. This will help to visually tie the original and new structures.

5.5 The ridge of the extension will lie ~ 0.63m below the main ridge

5.6 The extension will reflect the detailing of the original building, with recessed, painted render-dashed panels and matching brick.

5.7 Windows and doors will be white UVPC to match the existing. The new bathroom window will be fitted with obscure glass.

5.8 Rainwater goods will be white box section to match the existing.

5.9 The soil and vent pipe for the new bathroom will be internal.

5.10 External lighting will remain as existing.

5.11 Surface treatments will remain as existing.

5.12 Boundary treatments will remain as existing.

Please refer to the 1:50 proposed plans and elevations and the 1-200 proposed block plan for further details

6. Impact of the proposed development on the privacy and living conditions of neighbours and public amenity

6.1 The nearest dwellings lie at No 7, next door, No 5 opposite, and No's 7 and 11 Rownall View at the rear

6.2 The proposed first floor extension does not encroach upon the separation with neighbours opposite or at the rear. The interfacing distance between the obscure bathroom window and No 5 opposite remains 30m or so. The rear principal window interfacing distance to No's No's 7 and 11 Rownall View also remain at ~ 30m.

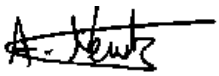
6.3 The next door neighbours at No 7 are unlikely to be affected because the proposed development is out of sight on the opposite side of the building.

6.4 There are no neighbours on the north eastern side overlooking the Wallbridge Park playing fields.

6.5 The house has been extended in the past in accordance with planning permissions SMD/1978/1474 and SMD/2008/1059. The dwelling is characteristic of the wider Wallbridge estate and it is noted that many properties have been similarly extended or altered over time.

6.6 Core Policy DC1 (Design Considerations) requires that all development should be of a high quality and add value to the local area and also be designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and appearance, in line with the Council Design SPG. This confirms that extensions should be subordinate to the existing building so that the original building dominates.

6.7 The design is considered to respect the host building and the scale and massing are considered to be proportionate. The development is therefore considered to meet the particular requirements of core policies S01 - spatial objectives, SS1, development principles, SS1a - sustainable development, SS5a - Leek area strategy and DC1 design.



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