Description of the heritage asset, its history and setting.

A The site to which this application refers is the lawned garden area to the East of Southern Lodge, 4, Leek Road, Cheadle, Stoke-on-Trent. ST10 1JF.

B Southern Lodge was built in the 1970's of traditional brick and tile construction with dormers in the roof.

C The site of this proposal comprises a lawned area sloping down from the east of Southern Lodge to an existing service road, with the Northern boundary being retained with a low wall. There are a few trees and some small bushes within the site, but the majority of trees and vegetation is on the site boundaries to the North and South.

D In 1992 the Cheadle Conservation Area was extended to include Southern Lodge and the proposed area of this application along with a parcel of land to the East of the original Conservation Area boundary.

E Two other dwellings were erected in 2008 on this parcel of land, 2a to the East of the site and 2b to the North, both of traditional brick and tile construction.

F This application will have traditional details and materials, and the scale of the dwelling will be smaller than Southern Lodge, 2a & 2b, and as such, will be in keeping with the surrounding dwellings.

G Southern Lodge, 2a & 2b are set in similarly sized plots to this proposal and will relate well with each other, all having similar views, open spaces and trees.

Design concept for the proposed development.

A The application is a full application.

B The steeply sloping site will present a challenge and it is anticipated that the dwelling will be split level with the living space at first floor level and in the roof space. This enables these spaces to open out on to gardens to the rear. Therefore from the front, the dwelling would be two storey with dormers, but to the rear it would be single storey.

C To comply with Local Authority Conservation Area design principles, the detailed application shows a predominantly ridged and gabled roof style comprising blue/black tiling, with UPVC windows in medium oak finish and double glazed, vertically partitioned and with the frames set back 50mm from the wall face.

Conclusion

A We are confident that this application will not have a detrimental effect on the Conservation Area, as it is very much in keeping with the 2 previously permitted dwellings erected in this locality as listed above, and would sit sympathetically alongside the surrounding dwellings.