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Design and Access Statement
Enclosure of open porch,
12 Pickwood Avenue, Leek, PP-07253844

1. Site & Applicant Details:

Eric Sutton.
12 Pickwood Avenue,
Leek
Staffordshire,
ST13 5BZ.

OS Grid Ref SJ 993 560
Northing 356072
Easting 399306



Fig.1. No 12, Pickwood Avenue

2. Introduction:

2.1 No 12 is a corner plot on the north side of Pickwood Avenue.

2.2 This application seeks planning approval to enclose the open porch.

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:
The site was developed as part of the Pickwood Estate, application ref SMD/1987/0593. There is no recent planning history.

4. Site Description

4.1 No 12 is a corner plot on the north side of Pickwood Avenue.

4.2 The plot is approximately shaped like a quarter circle covering 397 sq. m.

4.3 The dwelling faces south west. A detached garage faces south east.

4.4 The dwelling has a porch at the southern corner of the building.

4.5 The porch is open at the sides. The roof is clad in small blue-grey tiles.

4.6 The walls of the host building are constructed in red textured brick.

4.7 The roof of the host building is clad in small blue-grey tiles with brown facia and soffit, brick kneelers and a plain verge.

4.8 The windows of the host building are brown UVPC. The windows at the front have applied lead-work.

4.9 The front door of the host building is green uPVC, The side door and the patio doors at the rear are brown uPVC.

4.10 Rainwater goods comprise brown box section gutters gutters with square down pipes.

4.11 The soil pipe is brown uPVC.

4.12 Electricity and gas are provided via buried connections to external meter cabinets at either side of the building.

4.13 External lighting comprises PIR type carriage lanterns with a single lantern by the front door and a pair either side of the patio doors at the rear.

4.14 The front garden is enclosed by black steel railings. The rear garden is enclosed by a combination of brick walls and wooden fencing.

4.15 Vehicle hardstanding is bituminous macadam.

4.16 Refuse and recycling wheelie bins are stored at the side of the building, screened by the boundary wall/fence.

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

5. Description of Proposed Development

5.1 It is proposed that the porch be enclosed.

5.2 The walls of the porch will be faced with brick to match the existing.

5.3 The roof of the porch will be clad in small blue grey tiles as existing.

5.4 The eaves will be detailed to match the host building.

5.5 The south east side elevation of the porch will be set back by 100mm to articulate the connection with the corner of the host building.

5.6 Windows will be brown uPVC to match the existing.

5.7 The door will be brown uPVC.

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

5.9 External lighting will remain as existing.

5.10 Surface treatments will remain as existing.

5.11 Boundary treatments will remain as existing.

5.12 Provision for refuse and recycling bins will remain as existing.

Please refer to the 1:50 proposed plans and elevations and the 1-200 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 dwelling is No 14 to the north west. The proposed development is on the opposite side of No 12 and will therefore have no impact upon the privacy and living conditions next door.

6.2 Likewise, the development will have no impact on dwellings at the rear including those on Pickford Close.

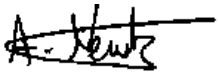
6.3 At it’s closest point, Pickwood House lies approximately 19m to the south at an oblique angle. However since the porch does not form a habitable

room and obscure glazing will be used, the development will no impact upon their privacy and living conditions.

6.4 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.

6.5 It should be noted that the development remains within the footprint of the existing porch and is similar in design to other enclosed porches on the estate, eg No 34 Pickwood Avenue.

6.6 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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PME Planning Services
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