DELEGATED DECISION REPORT

SMD/2019/0321	**1 WESTWOOD TERRACE**	**REPLACEMENT OF 3 ATTIC**
Valid 17/06/2019	**LEEK**	**WINDOWS**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

The impact on the character and appearance of the Conservation Area.

DESCRIPTION OF SITE

The site is in the developed area of Leek a short distance to the west of the town centre and comprises a typical Victorian end-of-terrace dwelling with a side gable abutting West Street to the north. Westwood Terrace, an alley which provides access to the row of terraced houses to the front of the row to the west. To the rear of the site to the east, lies an adjoining shop/barbers units (facing West Street) and there is a back alley running along the rear boundaries of the houses. The adjoining houses lie to the south side of the site and further terraced houses and some A1 units form the surrounding area in general. The site is in a Conservation Area and there is also an Article 4 direction relating to the site.

PROPOSAL

This is a full householder planning application to replace a row of three narrow arched windows in the side gable facing West Street, which are at attic level. The windows are single-glazed timber windows in need of replacement and the proposed would be of the same shape and size (with no enlargement or changes to the openings) and similar design in terms of glazing barn detail but would comprise uPVC materials and double glazing. The frame widths would also appear to be enlarged. The windows would sit together on an existing buff stone cill. A Heritage Statement has been submitted.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

DC1 Design Considerations
DC2 Historic Environment

National Planning Policy Framework (Feb 2019)

12 (Design) and 16 (Historic Environment).

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

Emerging Policies

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public is ongoing in order to determine whether the Local Plan is sound and legally compliant. Hearing sessions were conducted in October 2018 and the Inspector issued his initial post-hearing advice in January 2019 which set out some actions for the Council and a range of modifications that would be necessary to make the plan sound. The full schedule of modifications is to be determined and will be subject to consultation in due course. The Inspector will then be in position to write his final report. Subject to the findings of the appointed Inspector, the Local Plan can then be adopted by the Council. This will be towards the end of 2019 at the earliest. Upon adoption, the Local Plan will supersede the adopted Core Strategy and become part of the statutory development plan for the District.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question. The Officer Comments section of this report identifies the level of outstanding objections to each policy and recommends the amount of weight to be given to them at this stage in the process
- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

Emerging Policies

The following policies are considered to be relevant to this application:

DC1 Design Considerations
DC2 – The Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 9.8.19
Neighbour consultation period ends: 9.8.19
Press Advert: 3.7.19

Public Comments

None.

Town / Parish Comments

The windows should be in keeping.

Conservation Officer

The building is in the Leek Conservation Area and covered by the Article 4 Direction. The historic windows to the majority of the house had already been changed for UPVC prior to the service of the Article 4 Direction so the attic windows are an attractive but relatively minor part of the building's character. The vast majority of windows in the immediate area are already UPVC of mixed design.

The existing windows are relatively modern in construction (with routered corners) although to a period detail.

The principle of the application is acceptable but we require drawn joinery details to scale to control what we are giving approval for (including method of opening and position within the opening). The windows should be set back in the current location and not be brought any further forward.

On receipt of additional plans to show more specific window details: *No objection as although not ideal, similar windows to those proposed exist at the property.*

OFFICER COMMENTS

The windows are attractive, although being high up on the side gable, are not as prominent as windows on the lower levels. The replacements replicate the shape, size, form and overall design of the existing but would appear slightly different due to the uPVC materials and wider frames to contain double glazing. Although not a perfect replication, the other windows at the property are similar in type and material and a number of other traditional windows visible in the Conservation Area have also been replaced by uPVC windows.

CONCLUSION / PLANNING BALANCE

It is considered the replacement windows, with the safeguard of conditions, would not significantly harm the character and appearance of the Conservation Area and the proposal would therefore comply with the Council's Core Strategy and the government planning guidance in the NPPF.

OFFICER RECOMMENDATION : APPROVE
Case Officer: Chris Johnston
Recommendation Date: 4.12.19

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council