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Supporting Statement

Variation of condition 3 on SMD/2019/0536

relating to Eaves and Verge detailing on new houses under construction at

Land South West Of, Ashbourne Road, Leek, Staffordshire.

DESCRIPTION OF SITE

The 0.04 ha broadly rectangular application site constitutes agricultural grazing land within this edge of settlement ‘gateway’ location 0.5 km to the south-east of Leek town centre.

The site fronts the Ashbourne Road to the south-east and falls in level to ‘Langfields’ at the northwest ‘rear’ by some 5.0m. A strong band of tree cover defines the site’s south-west boundary with open countryside beyond.

The site partially adjoins open land to its’ north-east ‘town side’ boundary when viewed from Ashbourne Road. Beyond this, the rear gardens to the ‘The Gables’ and no.43 Fair View Road form the remaining north-east site boundary

PROPOSAL

Planning permission has been granted under SMD/2016/0510 for 12 dwellings on this site. The construction of these is well advanced.

The planning application the subject of this statement relates to eaves and verge detailing of the approved dwellings, and seeks to retain the as-built details.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan adopted September 2020

SS5a Leek Area Strategy

DC1 Design Considerations

National Planning Policy Framework

SITE HISTORY

SMD/2016/0510 Full planning permission for 12 houses. Approved

DOC/2018/0077 Discharge of conditions 3, 6, 8, 12, 13, 20 & 21 relating to SMD/2016/0510 (Samples, Levels, Highways, Gradients, CMS, Landscaping and Badger Survey)

SMD/2019/0536 Variation of condition 2 and 5 in relation to SMD/2016/0510

EXPLANATORY COMMENTS

The Principle of development has been accepted in the grant of full planning permission for housing under SMD/2016/0510

Planning permission was granted under SMD/2019/0536 for variations to some of the approved details relating to drainage matters. SMD/2019/0536 was granted planning permission subject to condition 3.

“ The development hereby approved shall be carried out in strict accordance with the following details:-

• External facing materials, including hard surfacing: Brickwork – Wienerberger Oast Russett Sovereign stock Tiles – Sandtoft 20/20 Hardsurfacing – Tegular block paving (traditional blend); Sandstone flags (Oakley buff) Windows cills - Forticrete cast stone cills (Portland)

• Window and door details, including reveal as shown on drawing 902 A411 approved under DOC/2018/0077

• Eaves / verge detail as shown on drawing 902 A410 Rev C approved under DOC/2018/0077

• Boundary detail as shown on drawings A 4600 Rev C, A 102 Rev D, 17156 S004A and 17156-C-61 approved under DOC/2018/0077

Reason:- To ensure that the external appearance of the development is satisfactory.”

This application seeks to amend that condition to approve the as built eaves and verge detailing which include barge boards.

The builder was not the original applicant and has made an honest mistake during construction. This is in part because there are plans on the LPA’s website under 2019/0536 specifically General Arrangements 1 or 3 which show barge board detailing. This plan is attached at Appendix 1.

REASONED JUSTIFICATION

Notwithstanding the issues described above there is a robust planning case for allowing retention of the as built verges and eaves on these houses. Essentially there should have been 2 courses of corbelled brick work next the roof tiles where the roof meets the brick work. It should be noted that guttering would have obscured a large part of one course of corbelling. This detailing would have been a minor detail in context of the scale of the new building

The developer has added a bargeboard where the brick walls meet the roof. This is not an ornamental detail as it has no decorative finish.

Practically all the surrounding houses have bargeboards and fascia eaves detailing.

The bargeboard that has been installed is dark grey/black and as such matches the roof tiles that have been installed. This makes the bargeboard less apparent than those elsewhere in the area where the bargeboards have been painted in a pale colour.

The site lies between open countryside and a petrol station and in this context it does not need to harmonise with properties which have the approved verges and eaves details.

It is not in a Conservation Area nor near a Listed Building, so no harm to heritage assets arises.

This application relates to a 12 new houses and the addition of a small traditional detailing such as the corbelling can often appear pastiche and awkward.

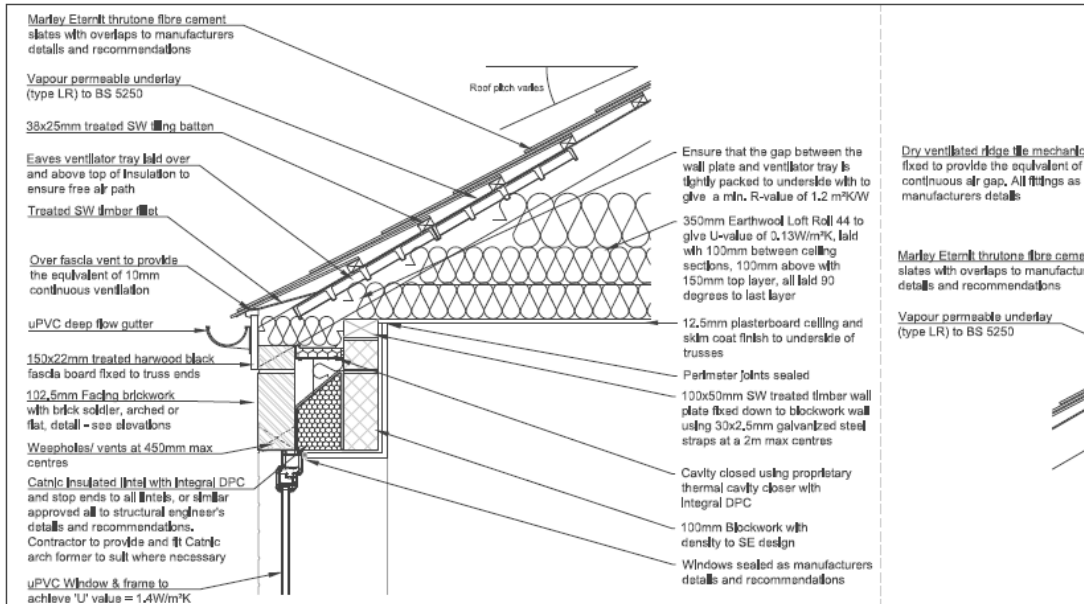
Finally the eaves and verge detailing is a small detail in the scale of the house, and as such is not so dominant a detail as to cause visual discordancy.

It should also be noted that the dormers on the new houses were granted planning permission with barge boards.

CONCLUSION

It is considered that the retention of the as-built eaves and verge detailing to allow the retention of barge boards does give rise to interests of acknowledged importance. This reflects the fact that the surrounding area is dominated by barge board detailing, and there is no harm to heritage assets. The dormers on the houses were approved with barge boards. The development would not be contrary to Local Planning Policies DC1 and SS5a.

Appendix 1



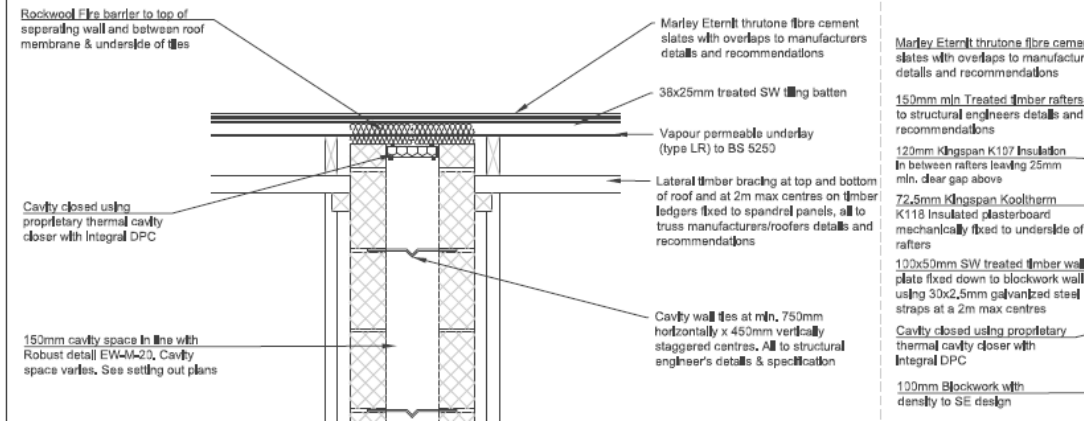
D 902.01 - TYPICAL EAVES DETAIL

Dry ventilated ridge tile mechanic
fixed to provide the equivalent of
continuous air gap. All fittings as
manufacturers details

Marley Eternit thrutone fibre ceme
slates with overlaps to manufactu
details and recommendations

Vapour permeable underlay
(type LR) to BS 5250

D 902.02 - TYPICAL F



Marley Eternit thrutone fibre ceme
slates with overlaps to manufactur
details and recommendations

150mm min Treated timber rafters
to structural engineers details and
recommendations

120mm Kingspan K107 Insulation
in between rafters leaving 25mm
min. clear gap above

72.5mm Kingspan Kooltherm
K118 Insulated plasterboard
mechanically fixed to underside of
rafters

100x50mm SW treated timber wall
plate fixed down to blockwork wall
using 30x2.5mm galvanized steel
straps at a 2m max centres

Cavity closed using proprietary
thermal cavity closer with
Integral DPC

100mm Blockwork with
density to SE design