

Proposed first floor extension to
No 4A, Well Steet, Leek, Staffordshire. ST13 6JU

Planning Statement

This statement is to accompany a full planning application and should be read in conjunction with the following drawings:

- 5921 – 001 – Proposed Scheme 1

0.1 INTRODUCTION

This document has been prepared on behalf of Mr P Hammonds in support of a full planning application for the construction of a first floor extension to the existing storage unit, at 4A Well Street

0.2 SITE SETTING

The building is located Well of Leek Town Centre. The building a former electrical transfer substation, which is current approved for use as a storage building. The building is a single storey brick-built structure, with a flat roof. The front elevation has both a pedestrian access door and a roller shutter door approved under planning application SMD/2018/0594

The neighbouring building comprise of a commercial car garage/ mechanics workshop to the left and a pair of semi-detached residential dwellings to the right. The dwellings are two storey with a prominent gable to the front elevation along Well Street.

The application site is located within the Leek Town Development Boundary and is not within the Conservation area.

Previous applications state “the application building itself has no historic character”, however this application could seek to improve the buildings visual impact along Well Street. Careful consideration has been given to the design to ensure that the proposal enhance the surroundings.

0.3 USE

The application is for an extension to the existing use.

0.4 AMOUNT, SITING & SCALE

The existing building measures approximately 7x6m, with the proposed extension matching the same footprint

0.5 APPEARANCE & MATERIALS

Careful consideration has been given to the impact of the proposed works. Following a number of design concepts we considered that a scheme that takes influence from the adjoining two storey property would best enhance the character of the area, and create a much improved street scene.

0.6 ACCESS & HIGHWAYS

Not consideration needed