

DELEGATED DECISION REPORT

SMD/2022/0173
Valid 29/03/2022

19 HUGO STREET
LEEK

**REPLACEMENT WINDOWS
AND OTHER EXTERNAL
MODIFICATIONS.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site relates to a three storey red brick Victorian terrace in the Leek Conservation Area.

PROPOSAL

Planning permission is sought for the replacement of UPVC window units to the rear with timber framed sliding sash with vertical glazing bars to match original units shown to the front of the dwelling. In addition, the applicant seeks planning to install slim line solar panels to the main roof plane and stepped extension to the rear.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS8 – Larger Villages Area Strategy

DC1 – Design Considerations

DC2 The Historic Environment

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

CONSULTATIONS

Publicity

Site Notice expiry date: 11/05/22

Neighbour consultation period ends: 22/04/22

Press Advert: 5/05/22

Public Comments

Neighbour comments

One representative received.

- The application does not provide details of access to neighbour's property to install windows and undertake works.

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary of Leek within the Conservation area. Policies SS2 seek to focus future growth within the settlement boundary for Leek and to strengthen its role as a service centre. Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

There are only limited views of the rear of this property from Broad Street so it is not considered that the windows and solar panels will have any detrimental impact on the character or appearance of the Conservation Area. In addition, the works to the windows are considered to be an enhancement to the existing UPVC and any means to use materials such as timber windows that are reflect the character and era of the Victorian building is welcomed.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Impact to neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The new windows will use the existing window openings. The views from the new windows will therefore be no different than what is existing and as the applicant's property sits on a higher gradient, views from No.21 Hugo Street would not be affected. As for the adjoining property at No. 17 Hugo Street, there appeared to be brick boundary that would screen the enlarged patio door serving the dinning room. This opinion is backed by there being no objection from the neighbouring properties to the proposal.

There were concerns regarding access to the neighbour's property when undertaking works however, this is a civil matter. It is at the discretion of the

neighbour to allow access and as such, that cannot be conditioned. The case officer has discussed this with the neighbour at the time of visit.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

CONCLUSION

The application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 19/05/22

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council