

DELEGATED DECISION REPORT

SMD/2022/0116
Valid 14/03/2022

UNIT 5 BURTON STREET
LEEK

**WORKSHOP EXTENSION TO
FACILITATE MAINTENANCE
AND SERVICING OF MOTOR
VEHICLES WITH FIRST FLOOR
STORAGE.**

(FULL - MINOR)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site sits amongst a small row of warehouses and garages along Burton Street in the Development Boundary of Leek. It comprises of a two storey building which features a front flat roof and rear dual pitch roof design; this is setback from the road currently being used as for motor services. The gradient of the land slopes down such that the building is on a lower ground level than the road. There is ample customer and employee parking to western side of the site.

There are residential properties to the west and opposite of the site.

PROPOSAL

Planning permission is sought for a two storey side extension. It will feature a flat roof to the front and dual pitch to the rear. The flat roof will link with the existing roof line while the dual-pitch element, the bulk of the extension, will sit marginally higher than the existing dual-pitched part of the building.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date: 13/04/22

Neighbour consultation period ends: 30/03/22

Press Advert: N/A

Public Comments

Neighbour comments	No representatives received
Waste service	No objection
Leek town council Comments	No objection
Environmental Health	No objections subject to conditions
Severn Trent waters	No objection subject to informatives

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary of Leek. 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

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

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.

Given the locality of similar built warehouses and the gradient of the land in which the building sits, it is considered that the proposed extension will be visually acceptable. It was considered on site that the existing dual-pitch which sits higher than the flat roof element of the building cannot be seen from the public street or at least not as noticeable and as such, the proposed dual-pitch of an additional half a metre in comparison may appear marginal overall. The design of the building itself is also functional in appearance as is the extension that on balance, would not be at odds with.

In terms of the fenestrations and materials used, they will match the existing which will be in keeping the existing building.

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 main neighbouring property that this proposal would impact upon is the neighbouring property No.59 Burton Street. The terraced property has a number of small side windows and sits next to the application site.

When considering the neighbour's amenity at No.59 Burton Street, the building will evidently sit closer to the neighbour's property and have direct views into the neighbour's garden which is currently exposed by a low bearing wall. It is considered that while the extension affect the neighbour's amenity and harm is no greater than the current operations of the applicant's motor business which generates noise and traffic during the day. A condition will be applied to ensure the extension is in connection with the operation times as per the existing business to ensure the neighbour's amenity is safeguarded.

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

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The building benefits from off highway parking. It is demonstrated on site that the current parking arrangements can accommodate parking for at least 6 vehicles within the curtilage of site together with vehicle ports within the building to ensure parking and highway safety is maintained. As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

Other matters

Environmental Health were consulted on environmental matters relating to noise, contamination, drainage and lighting. No objections were raised subject to conditions ensuring power tools and machinery operate in tandem with the current business. Following from initial comments, the agent has submitted additional information to ensure no pre-commencement conditions are applied to the decision notice.

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: 09/08/22

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council