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Cover Letter

**PLANNING APPLICATION FOR ALTERATION TO THE ROOF OF 87 SANDON STREET,
LEEK, ST13 5QS**



Photo courtesy of Google Maps

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Context/Proposal

A previous application (SMD/2022/0626) was submitted for an extension over the first floor to raise the roof to provide additional habitable space at 87 Sandon Street. An initial response from the LPA suggested the height increase would be too great to consider acceptable, but a street scene drawing was requested and submitted to show the relationship of the buildings adjacent to the application site in an existing and proposed state. A response was received suggesting the Juliet style doors should be replaced on the second floor with a traditional style of window to make the scheme more acceptable. This change was made and returned, but a decision was received some days later issuing a refusal, in the absence of any further correspondence. Given this, we have taken the opportunity to submit a new application with a revised scheme which will hopefully address the issues expressed about the previous scheme.

The existing building has a ridge line that runs perpendicular to the highway, in contrast to the surrounding dwellings which all run parallel to the highway. This immediately sets 87 Sandon Street at odds with the adjacent buildings, having such a fundamental design feature differing from immediate neighbours, which are in close proximity. The previous proposal was to keep the same design and roof layout, but simply raised the eaves to a minimum height required to give useable space for habitable rooms in the roof space, with the addition of two side facing dormer windows (obscure glazed) to serve the staircase and bathroom.

The revised proposal, being submitted with this application, is to retain the current eaves height of the building, but replace the existing roof structure with a new roof, running parallel to the highway, the opposite to how it currently stands, but to match the adjacent dwellings. This allows for the additional height to be gained within the roof space for the additional rooms with a higher ridge line, but retains the same eaves height as present. Concerns were raised that people passing by the front of the dwelling, in its previously proposed form, would be faced with a towering building, which was out of kilter to the adjacent dwellings. This will no longer be the case as the roof design will be the same as the immediate neighbours, the eaves height will be the same as the existing roof and the side facing dormers are no longer present. The peak height of the building will now occur at the ridge which is over twelve metres back from the edge of the highway, as opposed to the front wall of the dwelling. To provide an adequate amount of habitable space, it is proposed a full width dormer will be constructed on the new rear roof plane of the dwelling. This is a common addition to the rear elevation of residential dwellings that benefit from permitted development rights and could be undertaken by any of the surrounding properties on Sandon Street, given it conformed with the GPDO regulations, which the proposed dormer forming part of this application does.

Overshadowing to the neighbours' gardens will not be negatively affected by the revised proposal, but will be reduced as the peak height of the dwelling will no longer occur along the full length of the building, just at the apex of the roof in the centre. A single, and smaller side facing window has been introduced on the new East gable wall, which will have obscure glazing and a top opening, for ventilation, no less than 1.7m from the finished second floor level to maintain privacy levels between the dwellings.