DELEGATED DECISION REPORT

SMD/2023/0309 **Valid 28/06/2023**	**8-10 BALL HAYE GREEN** **LEEK**	**TO CONSTRUCT AN OUTBUILDING "STOREROOM" TO THE REAR OF THE SHOP** **(FULL - MINOR)**

MAIN ISSUES

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

DESCRIPTION OF SITE
The application relates to a small corner shop in the town centre of Leek.
The shop itself is a rendered end-terrace that shares a ginnel with the adjoining neighbour at 6 Ball Haye Green. It sits within a predominantly residential area.

The property fronts onto Ball Haye Green, abuts Prince Street to the side elevation and backs onto a converted church that now serves 4 dwellings. Vehicle parking is taken from Prince Street where there is a large concrete area for loading of deliveries and storage.

PROPOSAL
Planning permission is sought for an outbuilding measured 6.5m by 3.5m with a maximum height of 2.5m. It features a lean-to roof and will sit to the rear of the building along the side/rear boundary of the application site and to the back boundary of 5-9 Milk Street.

It will be made of concrete blocks, edpm waterproof finish roofing and a steel security door.

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

SMD/1990/0377	Alteration to shop and additional living accommodation	Approved 24/08/1990
SMD/2004/1384	Relocation of shop entrance	Approved 17/09/2004
SMD/2023/0184	Go Local Corporate Fascia Signage and Associated Marketing Signage	Approved 19/06/2023

CONSULTATIONS

Publicity

Site Notice expiry date: 03/08/2023
Neighbour consultation period ends: 03/08/2023
Press Advert: N/A

Public Comments

Neighbour comments	No representatives received
Leek Town Comments	No objection

OFFICER COMMENTS

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

The outbuilding to serve as a storage room for the corner shop that is located to the rear of the property abutting the rear boundary of 5-9 Milk Street.

The building is of a modest scale in relation to the host property and the adjacent neighbouring properties along Milk Street. The height of 2.5m is also non-conspicuous than that of an outbuilding that may be typically allowed under permitted development for residential properties that the corner shop is surrounded by. Also the scale and siting of the outbuilding is of little concern which is backed by the no representation from neighbouring within the immediate vicinity.

The outbuilding will also not be seen from the public realm as it is setback from Prince Street and screened by a boundary wall/ vehicle gate. From this, the scheme is considered acceptable.

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 are the neighbouring properties 5-9 Milk Street, as the outbuilding runs along the rear boundary of these properties and the adjoining property 6 Ball Haye Green.

The outbuilding features no windows. The door to access the storeroom faces the vehicle gate that fronts onto Prince Street. Given the position of the outbuilding and lack of windows, there is no concerns for overlooking or issues of privacy especially given the nature of the building.

When considering the potential increase of activity as a result of a store room being in use, the harm to the overall living conditions of the immediate neighbours will remain marginal as the operation of the corner shop should not change as a result of additional storage space to the rear. A condition will be added to ensure that the storage room is to be associated with the operation of the corner shop to ensure proper use of the building.

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 property benefits from off highway parking. While the store room will reduce the parking available to the rear, there is still sufficient space for additional parking and any off-loading can be done to the side of the property on Prince Street which at the time of visit appears to be a fairly quiet road and wide enough to not block in-outcoming vehicle along this road. In addition, the application does not propose the addition of any bedroom space and therefore consideration of the Local Plan parking standards is not triggered.

This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION
The proposal would not adversely affect the amenities of the neighbouring properties and setting of the area. Accordingly, 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 with conditions

Case Officer: Lisa Li
Recommendation Date: 15/08/23

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council