

## DELEGATED DECISION REPORT

---

**SMD/2023/0562**  
**Valid 09/11/2023**

**2-4 ROSEBANK STREET**  
**LEEK**

**CHANGE OF USE TO GROUND  
FLOOR FROM VACANT  
RETAIL TO C3 RESIDENTIAL  
UNIT INCLUDING  
ELEVATIONAL ALTERATIONS  
ALONGSIDE REMOVAL OF  
ROLLER SHUTTERS AND  
SIGNAGE**

**(FULL - MINOR)**

---

### MAIN ISSUES

- Internal living space standards
- External appearance
- Loss of retail

### DESCRIPTION OF SITE

Corner shop at junction of traditional two storey terraced housing facing Ball Haye Road and Rose Bank Street, Leek. Recently closed as a shop to ground floor. Existing residential to first floor.

Render finish to ground floor and large shop window openings.

Rosebank Street typically comprises characterful 19<sup>th</sup> C terracing in highly attractive brick with varied design detailing especially to doorways and window lintels and cills giving an overall sense of quiet prestige. It is not in the Conservation Area.

Sugden House within the Leek Conservation Area is offset to the west from the application premises on the opposite side of Ball Haye Road.

### PROPOSAL

Conversion of ground floor to a one-bedroom flat with attendant external alterations. Modified plans were submitted at the instigation of the LPA to adopt traditional style domestic openings consistent with neighbouring terraced dwellings including lintels and cills.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

**Local Plan (adopted 9<sup>th</sup> September 2020)**

SS1 Development Principles  
SS2 Settlement Hierarchy  
SS5 Leek Area Strategy  
DC1 Design Considerations  
H1 New Housing Development  
C1 Creating Sustainable Communities  
NE1 Biodiversity and Geological Resources  
NE2 Trees, Woodland and Hedgerows  
T1 Development and Sustainable Transport

**National Planning Policy Framework (2023)**

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed and beautiful places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

**Adopted Supplementary Planning Documents/Guidance (SPD/G):**

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

**Local Plan Supporting Evidence Documents:**

- Landscape and Settlement Character Assessment (2008)

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

82/11058/OLDDC – Change of use of shop to snack bar and sitting room into shop – approved

86/00209/OLDDC – Alterations and new shop front – approved

08/01104/FUL – Change of use from residential flat to retail – approved

**CONSULTATIONS****Publicity**

Site Notice expiry date: 14.12.2023  
Neighbour consultation period ends: 06.12.2023  
Press Advert: N/A

**Public Comments**

None

## **Town / Parish Comments**

Leek Town Council – none

## **SMDC Waste Collection Services**

No issues raised

## **Staffordshire County Council Highways**

The property is located on Rosebank Street at its junction with Ball Haye Road on the edge of Leek Town Centre. Both roads are D classified roads (Road No. D1292), have footways, streetlighting and are subject to a 30-mph speed limit.

There are some sections of no waiting at any time parking restriction on Rosebank Street and Ball Haye Road fronting the property. The area is a mix of residential and commercial properties with little or no off-street parking. Parking on street was observed during the site visit and it would appear to be the most favoured option. There are car parks within 100 metres of the property. The property's location is within Leek Town Centre near to services and transport facilities.

There was no parking provision for the shop, none is provided for the proposed dwelling and there is no sufficient land within the site to provide any. However, the property is in a prime location within Leek Town Centre where residents may walk, cycle or access to public transport. If vehicle parking is required there are car parks within walking distance.

The previous commercial use generated traffic from commercial deliveries, employees', and customers' vehicles. The change of use to residential may cause a reduction in trip generation, the commercial deliveries and customers to the shop will cease. The proposal would not have a detrimental impact on the highway – therefore no objection.

## **OFFICER COMMENTS**

### **Principle of Development**

Within the Leek town development boundary the provision of additional residential accommodation is acceptable. The loss of the corner-shop retail provision should be considered paying regard to policy C1 'Creating Sustainable Communities'. At such close proximity to the town centre and nearby supermarkets, such as the one adjacent to Rose Bank House accessed from Buxton Road within 150m to the east, the loss of this corner shop would not be disadvantageous to the convenience of residents in the area.

The further main considerations as noted at the head of this report are in effect matters of design.

## **Design**

The proposed one-bedroom flat would have a floor area of 59m<sup>2</sup> which comfortably meets the single storey one bedroom minimum requirement of 50m<sup>2</sup> set by the NDSS.

External windows and doors would be re-configured to a traditional design form and would incorporate lintels and cills at the request of the LPA. Attention should be paid using conditions to define window and door recess depths in the wall openings.

Consideration has been given to the extensive existing use of render to the elevations up to first floor cill level and shown retained. Whilst its removal and re-instatement to brick might be desirable this is judged likely to bring practical difficulties / risks of harm to the underlying brick work.

The re-introduction of lintels and cills – which it would be suggested should be painted black to match the existing – and use of a grey colour shade to the render ‘plinth’ would all assist in moderating the otherwise somewhat overpowering expanse of render to create a reasonable street front appearance. The visual impact of the render will become more marked with the removal of the shop hoardings but their removal is necessary and appropriate.

## **Amenity**

No private outside space would be available other than that there is rear access likely to at least accommodate bins. As this is a one bedroom flat and noting that Leek’s Brough Park is within 150m to the north west, occupiers would be well-provided for in terms of outdoor recreational space nearby.

The flat would have a 58m<sup>2</sup> gross internal floor area (approx) where 50 would be the minimum under the NDSS for a 1 bed two person single storey dwelling. Therefore the standard of amenity for future occupiers is considered to be acceptable.

With regard to the amenity of neighbouring occupiers, no extensions are proposed that would impact light to neighbouring dwellings. The proposed windows will replace existing larger shop windows and the general reduction in activity and noise from a retail to a residential use should present an improvement for neighbours.

## **Highway Safety**

With no issues raised and noting the town centre proximity with no requirement for conditions the proposal is acceptable in this respect.

## **CONCLUSION / PLANNING BALANCE**

A corner shop can be a valuable community facility for residents but, as discussed in the report, in this location residents would continue to be well served by other nearby shop facilities. The creation of a one-bedroom flat adds an additional dwelling unit to the housing supply which is a valuable planning gain.

**OFFICER RECOMMENDATION :**    **Approve subject to conditions**

**Case Officer:** Arne Swithenbank

**Recommendation Date:** 03.01.2024

X *B.J. Haywood*

---

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**