

DELEGATED DECISION REPORT

SMD/2024/0045
Valid 13/02/2024

8 KING STREET
LEEK

**REPLACEMENT OF 3
WOODEN SASH WINDOWS ON
THE FRONT ELEVATION WITH
3 NEW WOODEN SASH
WINDOWS BUT CHANGING
THE WINDOW PANE
CONFIGURATION FROM 2
OVER 2, TO 8 OVER 8**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Development within the Conservation Area
- Heritage

DESCRIPTION OF SITE

The site is a three storey red brick Flemish Bond terraced house with a dual pitched roof. The site is in an urban location, and within the Leek Conservation Area. The building is not Listed.

PROPOSAL

The proposal is to replace three wooden sash windows on the front elevation with three new wooden sash windows, but changing the window pane configuration from 2 over 2, to 8 over 8 as they would have been originally - the pane configuration is different hence does not qualify for like for like, hence the application. The applicant has been awarded a restoration grant by Moorland Partnerships, which has stipulated the 8 over 8 configuration as a condition of the grant.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS5 Leek Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135, 203.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places, 16 – Conserving and enhancing the historic environment.

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

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None

CONSULTATIONS

Publicity

Site Notice expiry date: 21/03/2024

Neighbour consultation period ends: 07/03/2024

Press Advert: 20/03/2024

Public Comments

No comments received.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

No comments received.

Conservation Officer

No objection now details have been provided.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment.

The proposal is within the Leek Development Boundary and therefore acceptable in principle. The new development would also make a positive contribution to the locality as it is a sympathetic development reintroducing a traditional window design within the conservation area.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

The design of the windows is traditional and in keeping with King Street and the Conservation Area, and therefore acceptable. The Conservation Officer has raised no issues with the design of the proposal.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The site is bounded 6 King Street to the north, and 10 King Street to the south. The proposal does not affect the rear of the property. The proposal would also have no impact on the neighbouring properties as it is replacement of existing windows and so neighbour amenity would remain unchanged.

Highway Safety

Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposal would have no impact on highway safety or parking. Therefore it is compliant with Policy T1.

Heritage

Policy DC2 seeks to preserve and enhance heritage assets and their setting, and ensure that proposals contribute positively to the character of the built and historic environment. All applications likely to affect a heritage asset will need to be accompanied by a heritage statement.

The proposal would have a positive impact on the quality of the surroundings and heritage of the area, as it is a faithful reinstatement of the vernacular. Therefore the proposal is compliant with Policy DC2 and the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Reuben Berriman

Recommendation Date: 15/04/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council