

DELEGATED DECISION REPORT

SMD/2024/0332
Valid 02/10/2024

W S ENGINEERING LTD
PARK ROAD
LEEK

**REPLACEMENT OF A
LEAKING ROOF ON THE TWO
STORY BRICK SECTION OF
BUILDING INDICATED ON
PLAN.**

(FULL - MINOR)

MAIN ISSUES

- Impact on Character and Appearance of the Area
- Impact on the amenity of neighbours

DESCRIPTION OF SITE

A brick built industrial shed within the Leek town settlement boundary dating from the beginning of the 20th Century. The building has a full pitch roof and the original tiles/slates are covered and sealed with felt sheets and bitumen.

The building is opposite the Victorian terraces that line Park Road.

PROPOSAL

To replace the leaking roof covering with grey concrete tiles. An email from the applicant confirms that the tiles would be Marley Plain Concrete Tiles – Smooth Grey.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS5 Leek Area Strategy
DC1 Design Considerations

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 26th Nov 2024
Neighbour consultation period ends: 26th Nov 2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Leek Town Council: Awaited

Environmental Health

No objection. Comments and suggested conditions relative to the protection of amenities during construction.

OFFICER COMMENTS**Principle of Development**

The Leek Area Strategy at SS5 of the Local Plan provides for development that would support the existing business and in turn the local economy. In this case the development would secure the longevity and performance of the existing building as a business unit within the town centre.

Design and Impact on Character and Appearance

There would also be improvement to the character and appearance of the building in that a makeshift repaired roof covering would be replaced with tiles (confirmed by the applicant to be of a plain grey tile) that would have an appearance, colour and sizing that are likely to be similar to those of the original roof covering and a match to those of the Victorian dwellings on the opposite side of the road.

There would be no conflict with Policy DC1 of the Local Plan.

Impact on Neighbour's Amenity

Post development, the roof will not have changed in terms of its size and shape and there would be no additional impacts on the neighbour's opposite.

However, Environmental Health express some concern regarding impacts on the amenity of the neighbours opposite during the course of construction and suggest conditions to mitigate those impacts.

In particular - Risk assessment in respect of asbestos prior to removal of the existing roof structure, and controls over timings of construction.

CONCLUSION / PLANNING BALANCE

Acceptable town centre development that would support a local business and bring improvement to the character and appearance of the area. Compliant with the Local Plan Policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 27/11/2024

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council