

PLANNING STATEMENT

**ABBAY DAIRY
ABBAY GREEN ROAD, LEEK**

FEBRUARY 2025

Site Address:

Abbey Dairy, 218 Abbey Green Road, Leek, Staffordshire, ST13 8SA

Applicant:

Ms. M. Sasiain

Proposal:

Erection of single storey rear extension, installation of replacement dormer windows, and erection of replacement detached garage with ancillary accommodation above

Planning Statement:

Date Issued: 5th February 2025

Job Reference: RDP/2025/015

Report Prepared By:

Rob Duncan BSc(Hons) MA MRTPI
Rob Duncan Planning Consultancy Ltd

Contact Details:

Rob Duncan Planning Consultancy Ltd.
St. Mary's Old School, Minster Pool Walk, Lichfield, WS13 6QT
Email: rob78duncan@gmail.com
Tel. 07779 783521

1 Introduction

1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Ms. M. Sasiain to seek householder planning permission for various alterations and works at Abbey Dairy, 218 Abbey Green Road, Leek. The works proposed in the application encompass the following:

- Erection of a single storey rear extension. The extension will have a lean-to style of design and will extend off the existing utility. It will replace an existing porch and provide an enlarged kitchen / diner, with a separate shower room served off the hallway. The net floor area of the extension will be 7.3 square metres. The extension is to be finished in render, with a Staffordshire blue tiled roof to match the existing rear elevation of the dwelling.
- Installation of replacement dormer windows. The four existing flat roofed dormer windows on the front (west) elevation of the dwelling are to be replaced with more traditional, pitched roof dormer windows, with render to their gable ends, and Staffordshire Blue tiles to their roofs.
- Erection of a detached double garage with ancillary accommodation within the roofspace: This building will be a replacement for the existing single storey garages, workshop and store rooms on the site, the former of which are structurally unstable due to a lack of footings. The resultant building will have a footprint of 62.1 square metres and stand to a ridge height of 6.3 metres. The garage is to be constructed from stone to its front elevation, with render to its rear and side elevations to match the mixed palette of materials on the existing house. The building will have a Staffordshire blue tiled roof.

- 1.2 The existing means of vehicular access off Abbey Green Road will be unaltered by the proposed development, with the existing dry stone wall to the site frontage to be retained along with the other site boundary treatments, which comprise of a hedgerow to the southern boundary, and a fence to the eastern boundary.

2 Site Location

- 2.1 The application site lies within the rural area and comprises a detached two storey dwellinghouse located on the eastern side of Abbey Green Road, approximately 800 metres north/northeast of its junction with the Macclesfield Road.
- 2.2 The existing dwelling is finished in coursed natural stone to its front and side elevations, with the rear elevation finished in render. Its roof comprises of Staffordshire Blue tiles, with flat roofed dormer windows located on its front elevation facing towards the road. The domestic curtilage of the property extends to both the east and the south of the dwelling.
- 2.3 The northern site boundary is enclosed by a track which serves Abbey Farm further to the east. Beyond that track lies the domestic curtilage of Monks Cottage. The southern site boundary is enclosed by a mature hedgerow, beyond which lies the domestic curtilage of no.204 Abbey Green Road. Open fields lie to the east of the site, beyond an existing post and rail fence.
- 2.4 The pedestrian footway and carriageway of Abbey Green Road enclose the western site boundary, with the dwelling positioned at the back of footway. The vehicular access to the site lies to the immediate south of the dwelling, which serves an area of hardstanding for the parking of vehicles. A dry stone wall encloses the remainder of the western site boundary.
- 2.5 The existing dwelling is not statutorily listed, nor does the site lie within a Conservation Area.

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the Development Plan having regard to any relevant material considerations. The Development Plan for this area comprises the Staffordshire Moorlands Local Plan (2020) of which the following policies are considered to be of relevance:

3.2 Policy SS1 of the Local Plan relates to 'Development Principles' and states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering (amongst others):

- A healthy, safe, attractive, active, well-designed and well-maintained environment.
- Development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings

3.3 Policy SS10 of the Local Plan relates to the 'Other Rural Areas Strategy' and states that these areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The policy goes on to state that this will be achieved through a number of actions, including:

- Allowing extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the

rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.

- Giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape.

3.4 Policy DC1 of the Local Plan relates to 'Design Considerations' and states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should (amongst other requirements):

- be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;
- protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution;
- provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use;

3.5 Policy T1 of the Local Plan relates to 'Development and Sustainable Transport' and states that the Council will promote and support development which reduces reliance on the private car for travel journeys, reduces the need to travel generally and accommodates residual development traffic in line with the Integrated Transport Strategy. This will be achieved by, amongst other measures, providing parking in line with Appendix 2 to the Local Plan.

4 Other Material Considerations

National Planning Policy Framework

- 4.1 The National Planning Policy Framework seeks to secure the delivery of sustainable development and sets out policies, *inter-alia*, in respect of securing high quality design. The content of this document has been taken into account in the preparation of this application.

SMDC Design Guide SPD

- 4.2 The adopted Design Guide provides advice aimed at securing the delivery of sustainable development within the District, and includes specific guidance in respect of extensions and alterations. The content of this document has been taken into account in the preparation of this application.

5 Planning Assessment

Principle of Development

- 5.1 The application site is located within the rural area and comprises a long established two storey dwellinghouse, with a cluster of outbuildings attached to its southeast corner that were added in approximately 1950s. The outbuildings are finished in reconstituted stone blockwork and have corrugated asbestos sheet roofs. The outbuildings are structurally failing, with cracks observable and leaks occurring, on account of their poor construction and lack of footings.
- 5.2 Policy SS10 of the Local Plan makes provision for the extension and alteration of existing dwellings, as well as the erection of additional domestic outbuildings, provided that they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The policy goes on to state that the Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.
- 5.3 The original dwelling in this case comprises the main two storey form of the existing property, with the only previous additions being the small lean-to extension at the rear which currently houses the porch and utility, along with the two existing garage buildings / workshops, which are proposed for removal.
- 5.4 The submitted proposal will see the existing lean-to porch removed, and replaced by the proposed rear extension which will extend further northwards along the rear elevation. That extension adopts a simple, lean-to style of design and will sit below the eaves line of the existing property, thereby

achieving a wholly subservient appearance to the dwelling such that will not have a detrimental impact on its character and appearance.

- 5.5 The rear extension will furthermore occupy a discreet position on the site, tucked away from public views such that it will not be visible from Abbey Green Road. Consequently, the lean-to extension will not have a detrimental impact on the character of the rural area.
- 5.6 The proposed installation of replacement dormer windows will be more visible within the streetscene as the works will affect the western facing roofslope of the dwelling, which fronts towards Abbey Green Road. However, we submit that the works to replace the dormer windows will represent an enhancement to the appearance of the dwelling.
- 5.7 The existing dormer windows are somewhat dated (1960s) and detract from the appearance of the existing dwelling. The replacement dormer windows are more traditionally designed, pitched roof dormers which are in keeping with those exhibited elsewhere in the surrounding area, including the Grade II* Listed Abbey Inn Pub to the north. The centrally positioned twin flat roofed dormer will be split up, resulting in a more traditional arrangement of openings and a greater degree of symmetry to the front elevation the house.
- 5.8 The dormer windows are to be sited in the same general position within the roofslope and are to be finished in a complementary palette of materials. We consequently submit that these works, far from having a detrimental impact on the existing dwelling and the character of the rural area, will represent an enhancement to the appearance of the dwelling.
- 5.9 In terms of the proposed garage, the site is noted to be currently occupied by two garage buildings attached to one another, with shallow pitched roofs finished in corrugated asbestos sheeting. They date from circa 1950s and

along with their associated lean-to extensions housing the workshop, stores and green house, contribute little to the character and appearance of the surrounding area. They are in a poor structural condition and their removal will be of benefit to the character and appearance of the area.

- 5.10 The proposed replacement garage, whilst taller than the existing buildings will represent a reduction in the overall footprint of development on the site, with the existing outbuildings occupying footprint of 69.6 square metres, and the proposed replacement garage having a footprint of 62.1 square metres.
- 5.11 The replacement garage will sit to a lower ridge height than the existing dwelling and will be set well back from its front elevation such that the existing property will continue to be the main feature within the site. The garage is to be constructed from a complimentary palette of materials to the host dwelling (natural stone to its front elevation, render to its side elevations, with a Staffordshire Blue tiled roof) and will have a steeply pitching roof, emphasised by gables, that matches the roof pitch and design of the existing dwelling. In doing so the replacement garage will enhance the appearance of the site, whilst being respectful to the scale, dominance and design of the host property.
- 5.12 Within the roofspace it is proposed to create some ancillary accommodation comprising of a fourth bedroom with ensuite bathroom for use by visiting guests and family. Natural light to the first floor is to be provided by flush fitting rooflights to the front and rear elevations. These features will not materially detract from the character and appearance of the surrounding area.
- 5.13 Overall, the proposed development will result in a modest net reduction in the footprint of built development on the site (-0.4 square metres), compared to that which currently exists. We consequently submit that the extensions, alterations and replacement garage are appropriate in scale and design and

will not have a detrimental impact on the existing dwelling or the character of the rural area. The proposal is therefore held to meet the requirements of policies SS1 and DC1 of the Local Plan.

Design & Layout

- 5.14 The proposed rear extension is modest in scale and will occupy a discreet position at the rear of the dwelling away from public view. Its design and appearance will complement the existing dwelling and is to be finished in a matching palette of materials. No harm to the character and appearance of the area will ensue as a consequence.
- 5.15 The proposed replacement dormer windows, whilst visible within the street scene, will represent an enhancement to the appearance of the dwelling and consequently not give rise to any adverse impact to the character and appearance of the surrounding on approach along Abbey Green Road.
- 5.16 The proposed replacement garage, whilst being visible within the street scene and representing an increase in height compared to the existing structures on the site, will nevertheless be of an appropriate scale, massing, design and palette of materials that complements the character and appearance of the existing dwelling, and not compete with it visually when approaching the site along Abbey Green Road. It will be set well back from the front elevation of the dwelling and stand to a lower ridge height such that it will appear subservient to the host property. The design and layout of the proposed development is consequently held to meet the requirements of policies SS1 and DC1 of the Local Plan in this regard.

Residential Amenity

- 5.17 The nearest neighbouring occupiers to the site are 204 Abbey Green Road to the south (circa 37 metres distant from the existing dwelling) and Monks

Cottage to the north (circa 54 metres distant from the existing dwelling). The rear extension and replacement dormer windows will not impact on either of those properties, since the former is small scale in nature and located in a discreet position to the rear of the dwelling, and the latter are replacements for existing dormer windows already in situ.

- 5.18 The proposed detached garage, whilst being taller than the existing outbuildings on the site, will not give rise to any adverse harm to neighbouring amenity either. The neighbouring property to the south (204 Abbey Green Road) has a side facing kitchen window at ground floor, along with a side facing bedroom window at first floor that look out towards the application site. However, those windows are not considered to constitute principal windows, as the main windows to those rooms are located to the front (kitchen) and the front and rear (bedroom).
- 5.19 The garage will, in any event, be located approximately 28 metres distant from those windows, and thus no conflict with the Local Authority's Space About Dwellings Standards will arise which otherwise require a distance of 22m to be achieved between principal windows and 14m where non-principal windows are involved (as is the case here). We consequently submit that the proposed development will not give rise to any loss of amenity to neighbouring occupiers and meets the requirements of policy DC1 of the Local Plan in this regard.

Parking

- 5.20 The existing dwelling comprises a three bedroomed property. The proposed detached garage with ancillary accommodation above would see the number of bedrooms increased up to four. The Local Authority's adopted Parking Standards dictate that three parking spaces should be provided on site to meet the needs of a four bedroomed property.

- 5.21 The submitted proposal meets those requirements, providing a total of four off-street parking spaces – two within the garage itself, and two further spaces in front. The proposed development is consequently in accordance with the requirements of policy T1 of the Local Plan in this regard.

6 Conclusion

6.1 The submitted proposal constitutes a sustainable form of development having regard to the following conclusions:

- The proposed extension, new dormer windows and replacement garage are appropriate in scale and design and will not have a detrimental impact on the existing dwelling or the character and appearance of the rural area.
- The scale, massing, design, layout of palette of materials of the development will be in keeping with the character and appearance of the surrounding area.
- The proposed development will not give rise to harm to neighbouring residential amenity.
- The proposal provides sufficient off-street parking to meet the adopted car parking standards.

6.2 The proposed development is consequently held to meet the requirements of policies SS1, SS10, DC1 and T1 of the Staffordshire Moorlands Local Plan, and guidance contained within the National Planning Policy Framework the adopted Design Guide SPD.