

DELEGATED DECISION REPORT

SMD/2025/0073
Valid 18/02/2025

218 ABBEY DAIRY ABBEY
GREEN ROAD
LEEK

**ERECTION OF SINGLE
STOREY REAR EXTENSION,
INSTALLATION OF
REPLACEMENT DORMER
WINDOWS, AND ERECTION
OF REPLACEMENT
DETACHED GARAGE WITH
ANCILLARY
ACCOMMODATION ABOVE.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on Character and Appearance of the Area and setting of the listed buildings to the north (Abbey Inn, 240 Abbey Green Rd) and the east (Abbey Farm Cottage)

DESCRIPTION OF SITE

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.

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.

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.

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.

PROPOSAL

- Erection of a detached double garage with ancillary accommodation within the roof space to replace the existing single storey garages at the side of the dwelling.
- Erection of a single storey rear lean to extension to 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 extension 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 to be replaced with pitched roof dormer windows, with render to their gable ends, and Staffordshire Blue tiles to their roofs.

The planning officer's critique of the original submission as follows:

although set back, the outbuilding would be visually and spatially dominant, a particular issue when viewed from the south and east. The width proportions don't align with the double garage doors which would be off set within the elevation. Grey render is proposed for prominent exposed side elevations when stone is the prevailing material in this locality.

The roof line of the lean-to additions at the rear would be disjointed, the existing roof ties in and sits beneath the eaves of the main roof while the proposed roof would be catslide

No window details, concern about how the render faces will appear on such a striking stone roadside elevation. The existing dormers sit with low profile designed so that there is a limited amount of dormer cheek and there is no facing surround to the glazing.

Additional information and revised plans submitted in response on the 29th April. Revisions include:

- The stairwell part of the outbuilding has been relocated to the northern side of the building, and is to be set back from the front elevation of the garage, achieving a subservient appearance and reducing the overall dominance and size of the building. As a consequence, the stairwell part of the building will now sit broadly behind the existing dwelling, and in doing so will be largely screened from public view. These revisions have also enabled us to align the garage doors more symmetrically.

- The front (west) and side (south) elevations of the garage are to be finished in stone to match the front and side elevations of the existing dwelling. The other elevations will be finished in render, as per the finish of the existing dwelling.
- The garage to be sited further rearward within the plot (as far as we can whilst maintaining a strip for maintenance), such that the side elevation of the existing dwelling will remain the dominant feature on approach to the site along Abbey Green Road from the south. We trust that these revisions will be viewed as a substantive improvement and will be to your satisfaction.
- Lowered the roofs of the dormers in the amended plans to reduce the size of the rendered gables. Confirmation that dormers would include off white UPVC flush fitting casement windows are to be utilised to match the flush fitting UPVC casement windows on the rest of the front elevation.

In respect of the other points of critique, there is some disagreement and the applicant responds with the following comments:

- *The proposed lean-to represents a more appropriate architectural design approach and is not considered to give rise to any harm to the character and appearance of the building. It also allows for standard height patio doors to access the garden from the house more discreetly than it does now, as it would be on the back elevation rather than on the side (north) elevation as is currently the case.*
- *The catslide roof design is wholly appropriate for the building and a common design solution when dealing with traditional buildings. The lean-to extension sits at the rear of the property and will be wholly obscured from public views on approach from the north and south along Abbey Green Road. There are no public vantage points to the northeast / east / southeast of the site.*
- *If the connection between the existing lean-to and the existing garage were removed, the proposed lean-to could be carried out as Permitted Development.*
- *Existing dormers are of poor quality, finished in felt to their side flanks and their roof. They perform very badly in terms of thermal efficiency, and are also leaking and causing damage to the roof, walls and ceilings. They are furthermore of a style and design that dates from the 1960s. They are not traditional in appearance, nor in-keeping with the wider character and appearance of the area. The centrally positioned, wide, flat roofed dormer is particularly abhorrent and is wholly uncharacteristic of the surrounding area and wider Moorlands vernacular.*
- *The only other dormer windows within the surrounding area are those on the Abbey Inn to the north (see street scene photograph attached). This is noted to be a grander building, reflected in its dormers also being grander in appearance and constructed from stone. The proposed gabled dormers nevertheless respect that character, but are more subservient and less grand in appearance so as to not compete with the Listed Building.*

- *The design of the dormers is very much in keeping with the adopted Design Principles for Development SPD. Stone colour render to match the existing dwelling will be used for the flanks of the dormers and to infill the gable ends, whilst Staffordshire Blue tiles will be used for their roofs. These are all materials that are common both on the site itself, and within the immediate surrounding area, where render is particularly common.*
- *The dormers are furthermore narrow than the existing ones currently in situ. The windows in the dormers are to be the same size as the ground floor windows, and are to be aligned in vertical columns (where possible) to the windows below and will serve to separate the existing central dormer that currently exists. We see this as a considerable benefit of the scheme, and we hope that in light of this additional information you will be persuaded to support the dormer windows as currently designed.*

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
 SS2 Settlement Hierarchy
 SS10 Other Rural Areas Area Strategy
 DC1 Design Considerations
 DC2 The Historic Environment
 DC3 Landscape and Settlement Setting
 NE1 Biodiversity and Geological Resources
 NE2 Trees, Woodland and Hedgerows
 T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 13/04/2025
 Neighbour consultation period ends: 13/04/2025
 Press Advert: N/A

Public Comments

None

Town / Parish Comments

Leek Town Council: Awaited

Staffordshire County Council Highways

Conditional. The property is located on Abbey Green Road (Road No. C0195) a C classification road with a speed limit of 60 mph. There is a footway and streetlight fronting the property. The property currently has 3 bedrooms and off highway parking

in the form of a driveway and garage. The proposal is for the construction of a single storey extension to the rear elevation of the property. The extension will provide a larger kitchen/dining room and shower room. The current garage, workshop and storerooms are to be demolished and replaced with a new detached garage (internal dimensions 7m wide by 6m long). The proposed garage will have ancillary accommodation above.

The footprint of the property inclusive of the ancillary accommodation will increase from 3 to 4 bedrooms. It is noted that the new garage will be set back within the site providing a larger parking area (scaled from submitted plans) currently 8m long proposed extended to 9.9m long.

Parking for 4 vehicles (2 vehicles accommodated within garage and 2 vehicles accommodated on driveway) is shown on the submitted Drawing Number 00842-004B. This meets with the Staffordshire Moorlands Parking Standards which state; a dwelling with 4 or more bedrooms requires parking for 3 vehicles.

No amendment to the current vehicle access is proposed or required. The proposal is for the construction of a single storey extension to the rear elevation of the property. The extension will provide a larger kitchen/dining room and shower room. The current garage, workshop and storerooms are to be demolished and replaced with a new detached garage (internal dimensions 7m wide by 6m long). The proposed garage will have ancillary accommodation above. The footprint of the property inclusive of the ancillary accommodation will increase from 3 to 4 bedrooms.

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No amendment to the current vehicle access is proposed or required.

Canal and River Trust

Falls outside the notified area. Therefore, no requirement to consult. Application returned.

Flood Risk Management Team

Not major development. Not statutory consultee and have no further comment.

OFFICER COMMENTS

Principle of Development

The dwelling is outside of the Leek town settlement boundary in an other rural area of countryside that is not within Green Belt. The dwelling is not listed and is not located within a conservation area. However, it is a stone roadside cottage of obvious age within the setting of a grouping of listed buildings to the north and east. Here, Local Plan area strategy policy SS10 applies. To meet housing needs the policy makes provision for 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.

Design and impact on the host dwelling and the character and appearance of the area (with consideration of the setting of the nearby listed buildings)

The dwelling is an existing 19th Century stone cottage that makes a strong contribution to the character and appearance of the area and the setting of listed buildings to the north and northeast (Monks Cottage and Abbey Inn). The roadside stone cottage is of striking presence and obvious age, there are sensitivities in these regards.

From the roadside (Abbey Green Road) it is the dwelling's front and side elevations that are most apparent and exposed. These elevations are largely unaltered from their 19th C origins, save for the blocking up (in matching stone) of the two doorways that served the two separate properties and the introduction of low profile dormers in the roof line. The south facing side elevation/end gable would be most affected by the introduction of the larger garage outbuilding, the elevation is exposed and apparent from distance, visible across a wide open garden curtilage to the side of the dwelling and situated within the foreground of the designated assets further to the north.



Local Plan Policy SS10 offers support for the addition of outbuildings and extensions 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. Local Plan design policy DC1 requires all development to 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.

With revision there has, in particular, been improvement to the design and proportion of the detached garage building. The proposed garage would replace two adjacent concrete block garages, each with individual full pitch roofs. The proposed garage would have a greater height profile with a pitch to provide accommodation within the internal space. However, with one single full pitch roof, the gable would be orientated so that the gable reflects but remains subservient to the end gable/side elevation of the dwelling. The revision ensures that the exposed south facing elevation of the garage would be built from stone to match that of the dwelling's prominent gable. The

garage would be set well back behind the dwelling where it would not compete or confuse the roadside status of the dwellings gable and its positioning relative to the landscape and the other dwellings to the north. The garage would sit comfortably in the landscape. Of note, there has been improvement to the proportions to the proposed garage – aligning the double garage doors centrally within a front elevation with a hallway and staircase provided in a subservient element to the non-exposed side of the garage where it would be tucked behind the dwelling.

The existing dormers to the front facing roof slope have low profile and simple form. However, they are wide and poorly placed across the elevation with flat felted roofs. They are likely to have been introduced mid to late 20th century and as structural elements they perform poorly (the applicant reporting water ingress and poor energy retention). The proposal would replace these dormers with evenly placed, slim dormers with plain clay tiled pitch roofs. The dormers would replicate and align with the squared windows in the elevation below and require a limited amount of facing render to front and cheeks to be coloured to match the tone of the stone. They would represent some architectural improvement in these regards.

The rear elevation is simple and plain in architectural appointment, it presents a simple lean to outrigger and is faced with a grey rough render. There is no particular prominence or public vantage associated with the back of the property – it faces onto open fields and there are no public footpaths directly to the rear. The proposed addition would continue the existing simple lean to form and extent of projection as the existing outrigger. With minor alteration addition to the rear would be permitted by the GPDO. The proposed addition would not adversely affect the character and appearance of the host dwelling or the area. It is some distance from the listed farm to the east (270m) and would not adversely affect its setting.

CONCLUSION / PLANNING BALANCE

Acceptable householder development that would not adversely affect the character and appearance of the area or the setting of nearby listed buildings. No conflict with the Development Plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date:

X *J Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council