

**ADDENDUM REPORT TO CONSERVATION AREA ADVISORY COMMITTEE**  
**14 OCTOBER 2004**

Code No DER/904/1394 - Site of former garage at junction of Uttoxeter New Road  
and Great Northern Road

This full application seeks permission for the erection of a four storey building on this site between Uttoxeter New Road and Great Northern Road, to provide 40 two bedroom flats. The building would have a front elevation to Uttoxeter New Road but would be set back 18.0m from the back of the highway, because of land required by the City Council for proposed highway works. The proposed building would be of a conventional pitched roof design, with an end elevation turned to face the junction of Great Northern Road and Uttoxeter New Road. The front elevation would feature metal balconies to a number of rooms and frontage materials of brickwork and fortcrete blockwork. The rear elevation would have open walkways very similar to those already approved on the nearby Alexandra Mill site (Ref. DER/1002/1551 and DER/1103/2144). The main vehicular and pedestrian access to the site would be from Great Northern Road, and a surface parking area (landscaped) would provide a total of 40 car parking spaces. The site would be enclosed by 1.4m high metal railings.

This proposal is very similar in character to the applicant's two schemes (referred to above) already approved on the Alexandra Mills site. The position of the proposed building is limited by the land on the Uttoxeter Road frontage controlled by the City Council. The land between this site and the former Alexandra Mills site is controlled by this applicant, again apart from a strip along the Uttoxeter Road frontage retained by the City Council. That land will be the subject of a further application in due course. On the opposite side of Uttoxeter New Road are predominantly residential users, while on the opposite side of Great Northern Road are industrial/commercial users.