DELEGATED DECISION REPORT

SMD/2016/0592 **Valid 12/10/2016**	**THE OLD SMITHY BROOK LANE** **ENDON**	**PROPOSED SINGLE STOREY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design and character impact;
- Amenity.

DESCRIPTION OF SITE

This application relates to a brick built cottage located on the north western side of Brook Lane, within the heart of the historic core of the Endon Conservation Area. The cottage is a two storey character property with a single storey garage attached to the north east. It has been noted that consent to convert the garage to form a 1 no. bedroom apartment has not been implemented. The cottage benefits from a cottage garden and on-site parking to the front and an enclosed private garden to the rear.

PROPOSAL

Planning approval is sought for the construction of a single storey rear extension. During the course of the application process a number of amended plans have been received to address concerns raised in respect of design. Therefore in the interests of clarification the plans that are the subject of this application are those numbered 1029/A2/01 Revision C.

The proposed development comprises the demolition of the existing conservatory and construction of a single storey, flat roofed extension. The extension is to sit centrally on the rear elevation and has been designed with a staggered depth in order to reduce the visual massing of the development. The main section of the extension is to project 3.7m beyond the rear elevation and is to measure 6.4m in width. Bi-fold doors are proposed that are aligned with a feature lantern roof light.

The remainder of the extension is to stepped back towards the host dwelling by 898mm and is to contain 4 no. windows.

The external brick work is to comprise of reclaimed bricks to match the existing cottage. Timber windows are proposed and brushed aluminium bi-fold doors are proposed, coloured grey.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

Chapter 7 Requiring good design
Chapter 12 Conserving the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 01.12.2016
Neighbour consultation period ends: 03.11.2016
Press Advert: Date not available

Public Comments

No representations have been received.

Town / Parish Comments

Endon Parish Council: The Parish Council object to this proposal on design grounds. For a development in the conservation area of Endon the design is inappropriate, being out of scale with the existing cottage, very heavy in appearance and having a total unsatisfactory visual relationship with the adjoining oak framed conservatory. We request that the extension is redesigned to be more in scale and sympathy with a small cottage in the conservation area.

Conservation Officer:
Original Proposals - Property within the Endon Conservation Area. The proposed rear extension relates poorly to the scale and form of the existing dwelling and is large and over-bearing. An extension of more simple form and massing would be required which respects the character of the existing dwelling.

Revised Proposals – A refusal is unlikely to be sustained at appeal given the very limited view of the proposal.

OFFICER COMMENTS

Principle of Development

In accordance with policy SS1a, when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The site falls within the Endon Village Development Boundary and is therefore considered to be acceptable in principle subject to matters of detailed design and amenity.

Revised plans have been received to address the conservation officers initial objections. The plans continue to show a flat roof extension.

Design

In accordance with policies DC1and DC2 all new development must be of a high quality that respects the site and its surroundings, having regard to scale, layout, siting and character and appearance. Within the historic environment, development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages will be resisted.

Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment. Paragraph 63 goes onto state that in determining applications, great weight should be given to outstanding or innovative designs which help to raise the standard of design more generally in the area. Paragraph 132 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The application site forms part of the historic core of Endon village and falls within the Endon Conservation Area. The host dwelling is not formally listed, however it is of heritage interest to the character and setting of the wider Conservation Area.

The proposed extension is to be located to the rear of the cottage. A contemporary design approach has been taken, which provides a distinct contrast to the original property. External building materials of reclaimed brick and timber windows are proposed, which draws from the material pallet of the original cottage.

The proposed extension would not be visible from any public vantage points and according would not present a prominent form of development within the setting of the wider Conservation Area. Although of a contemporary form of development, it would not compete with its traditional character. Furthermore, the scale and massing of the extension is considered to respect that of the original property.

The Conservation Officer is satisfied that the amended scheme would not detract from the character of the Conservation Area and accordingly a refusal on such grounds would be unlikely to be sustained.

The proposed scheme as amended is considered to satisfy conditions DC1 and DC2 of the Staffordshire Moorlands Core Strategy and Chapter's 7 and 12 of the National Planning Policy Framework.

Amenity

In terms of amenity, all development should be designed to protect the amenity of the area, including residential amenity, in terms of daylight, sunlight, outlook, privacy and soft landscaping.

The application site is bound by 'Barncroft' to the south west, which forms the other half of the semi-detached pair. Barncroft has benefitted from a two storey extension that extends adjacent to the shared site boundary. The proposed single storey extension would not extend to a depth that would result in an undue loss of amenity to this neighbouring property.

'Brook Cottage' is located to the north east of the application site. This neighbouring property is positioned forward of the application dwelling and orientated due south. The proposed extension would not be visible to this neighbouring property and accordingly would result in no loss of amenity.

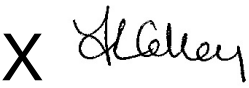
This application is therefore considered to accord with policy DC1 of the Staffordshire Moorlands Core Strategy.

CONCLUSION / PLANNING BALANCE
The proposed development is considered to be of an appropriate design and scale that sufficiently reflects the scale, character and appearance of the application site. The development, by virtue of its siting, would not result in harm to the historic character of the Endon Conservation Area. Furthermore, it is not considered that the proposal would result in harm to residential amenity.

In conclusion the proposed development is considered to accord with policies SS1a, DC1 and DC2 of the Staffordshire Moorlands Core Strategy and Chapter's 7 and 12 of the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 15.12.2016

X 

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council