DELEGATED DECISION REPORT

SMD/2016/0503	**151 OSTLERS LANE**	**PROPOSED FIRST FLOOR FRONT EXTENSION TO FORM BATHROOM OVER EXISTING ENTRANCE PORCH**
Valid 11/08/2016	**CHEDDLETON**	
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- design
- amenity

DESCRIPTION OF SITE

The property is within the Cheddleton Larger Villages Development Boundary. The property is stone built and one of a pair, perhaps originally a single house, orientated at right angles to Ostlers Lane with the south elevation likely to have been the principal frontage in the original design. It is recognised that the properties are now used with their main entrances on the north elevation and this is therefore regarded as the principal elevation. A vehicular driveway comes in alongside the north elevation leading to a yard with parking to the east serving the application property. The north elevation faces on to a linear single storey out-building beyond which is the side elevation of 147 Ostlers Lane, a bungalow facing on to Ostlers Lane and sitting slightly elevated relative to the application site.

Positioned centrally around the door in the north elevation is a stone-built porch projecting c. 2m and 4.2m in width with a hipped tiled roof leaning towards the main house wall but with an area of flat roof to shorten the overall height. From its appearance and from OS map evidence it appears the porch may be contemporary with the original property. Buildings corresponding with the application property and its attached neighbour were apparent at least by the 1887 OS map including the porch projection. The evident age and character of the building make it appropriate to consider the property as a non-designated heritage asset.

PROPOSAL

The proposal is to add a first floor extension with gable over the existing porch. The extension would be built of stone with blue clay roof tiles, all to match the existing property. The proposal includes skylight windows – one in each roof slope. The proposal also indicates three roof light windows added to the roof of the existing house.

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
SS6a Rural Areas – Larger Villages Area Strategy – within the Cheddleton development boundary
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraphs 1 to 17
Sections 7 – Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS
Publicity
Site Notice expiry date: 7th October 2016
Neighbour consultation period ends: 10th September 2016
Press Advert: N/A)

Public Comments
None

Town / Parish Comments
No objections

OFFICER COMMENTS

Principle of Development
Within the Cheddleton larger villages development boundary development is acceptable in principle.

Design
Save for the roof lights of the extension, the materials, and the proportions and disposition of windows are all considered suitable. It is considered that the roof lights could be made acceptable subject to conditions to require the size dimensions to be submitted and approved – they need to be discretely sized – and subject to them being of 'heritage conservation' style, in keeping with the heritage qualities of the original building. Similar reservation might be held for the proposed roof lights of the original house roof but these can be introduced under Permitted Development rules and are therefore not considered further.

Windows of the original house have recent modern upvc double glazed units fitted and therefore no special requirements are appropriate for the extension other than that they be matched and recessed in the stone work in keeping with the windows as replaced in the original house. The material to be used for the cill and header of the new window is indicated to be stone and should be subject to approval by condition. There is no suggestion that the existing porch will be re-built and this should also be covered by condition / informative as should the stone and pointing detail of the extension.

Amenity
The implications of the proposal for a ground floor window of the attached neighbouring property to the west need to be considered. If this neighbour window is a 'principal window' (as defined) the Council's adopted Space About Dwellings guidance is that the extension should be contained within the space defined by a line drawn from the mid point of the neighbouring window at 45^0 in the vertical plane. The proposal keeps within this line. It did also appear at the site visit that the room served by this window was also served by a larger window to the south elevation. On this basis the neighbour window would not be regarded as a principal window. In this case the impacts are anyway within the normally accepted limits.

Consideration should also be given to the relationship with the neighbouring property to the north (147 Ostlers Lane) recently subject to a large rear extension which this proposal would face on to the side of at a distance of c.8m. As the room being created in the extension is a bathroom the window would need to be obscure glazed and on this basis no adverse impacts arise. This can be ensured through condition

There are no adverse impacts for street scene as the property and the extension proposed are well set back by c.22m and to some extent concealed by intervening trees and a modern but stone built single storey extension to the neighbouring house.

CONCLUSION / PLANNING BALANCE
The extension is found not to raise any adverse amenity impacts either for neighbours or the street scene. It is not certain whether the porch proposed to be extended is original to the house but it seems likely to be, and at least to date from 1887. Although now providing the main doorway and used as the principal access to the house the north elevation gives some sense of being the rear but in planning terms is regarded here as the principal elevation. This might normally mean that a first floor and, in effect, front extension would not be acceptable but the ambiguity as to which is the design frontage to this property and also the orientation, side-on to the public road and not prominent to the road, eliminates the concern.

Whilst the extension might seem a moderately prominent or bold addition to the property per se, the height of the roof ridge at 1m below the ridge of the main house helps keep the extension subordinate. In materials, subject to condition, the proposed finish is acceptable as being consistent with the original house. Proportionate consideration for the heritage character of the property should be secured through conditions as identified in the report.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank
Recommendation Date: 21st December 2016

X 

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council