DELEGATED DECISION REPORT

SMD/2016/0587 **Valid 14/10/2016**	**ROSE COTTAGE** **SCHOOL ROAD** **BAGNALL**	**DEMOLITION OF EXISTING GROUND FLOOR BATHROOM AND ERECTION OF A TWO STOREY SIDE EXTENSION FORMING LIVING ROOM WITH BEDROOM AND EN-SUITE OVER** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Heritage - Conservation Area and nearby Listed Buildings
- Neighbour Amenity
- Design and street scene
- Tree Preservation (TPO)

DESCRIPTION OF SITE

The property is the easterly of a pair of small stone built cottages located in a prominent position on a small island of land at the junctions of three roads at the approach to the heart of the Bagnall Conservation Area with the Grade II Listed Church adjacent across the road to the east. The Grade II Listed St Chad's Cottage is within sight of the property some 30m to the south south east.

The property has an unsympathetically designed flat roofed ground floor extension in false stone wrapping round the side and rear (north) elevations and visible to the roads on all sides. The attached neighbouring property has a two storey stone extension of uncertain date (appears relatively recent as in late 20thC) continuing the line of the buildings west as well as less sympathetic extensions to the rear.

PROPOSAL

In relation to the application property the proposal is to partly demolish the single storey wrap around extension and part replace it with a two storey side and rear extension. The side extension would continue the line of the existing two storey range, suitably set down and recessed to be subordinate. Off the rear (N) elevation of this extension would be a two storey gabled outrigger further set down and recessed again from the easterly elevation.

Proposed windows are generally small and in proportion to the size of the extension and consistent with the original property. A narrow French double door arrangement is proposed in the east facing side gable at ground floor with proposed timber frame. Walls are to be of genuine stone and the roofs in plain clay tiles to match those existing on the original house.

Save in one detail the proposal replicates a previous approval granted 24th April 2012. The difference is in the proposed window frame material which previously was to be timber whereas but for the door windows the proposed material is timber effect upvc.

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
SS6b Smaller Villages Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 1 to 17
Section(s) 7 – Requiring Good Design; 12 – Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

CONSULTATIONS
Publicity
Site Notice expiry date: 14th December 2016
Neighbour consultation period ends: 11th November 2016
Press Advert: N/A

Public Comments
None

Town / Parish Comments
The existing house is layered stone, the plans show random stone for the extension. This would not match. Doors and windows are shown as Upvc timber effect where as the original windows are timber.

Conservation Officer
The appearance of the building presently is marred by a single storey extension which occupies the side gable and rear. Given the prominence of this dwelling from multiple directions the extension is harmful to the historic character of the dwelling.

A replacement two-storey extension is proposed, faced in matching stone with clay tile roof. The extension has been designed to be subordinate and respects the detailing of the existing cottage.

No objections subject to conditions:

- Facing materials including details of blockwork and coursing

- Pointing
- Eaves and verge details (no fascia boards)
- Joinery details including treatment of cills and lintels

Tree Preservation
A protected cherry tree stands in the garden to the property. The Council's trees and woodlands officer recommended conditions to any approval previously in order to safeguard the tree during development and it would be appropriate to re-attach the same conditions.

OFFICER COMMENTS

Principle of Development
Within the village development boundary development is in principle acceptable subject to safeguarding the character and heritage of the Conservation Area. As the proposal is identical, but for window frame material, to that approved in 2012, provided the development complies with the policies of the Core Strategy published in 2014 the recent past approval is a strong material consideration supporting the principle.

Design
The design properly follows the Council's policy and advice to achieve a subordinate extension closely in keeping in style and character with the original house and therefore appropriate to the property and the Conservation Area. The Parish Council has rightly queried the quality of stone work proposed which does need to be coursed stone as opposed to random stone work which could be seen to be implied by the submitted drawings. This can be covered by condition and indeed the previous consent required a sample of walling to be constructed on site and be approved prior to commencement to ensure the appropriate standard.

The Parish Council has also criticised the proposed use of upvc windows. In the previous approved scheme timber windows were to be used. The windows of the existing house are modern rather than authentic to the period of the original and, whilst they may not be currently of plastic, changing them to plastic can be carried out as Permitted Development without restriction. It is also relevant to note that the property faces relatively modern (late 20th C) development directly opposite. Subject to further condition to require specific details of the exact style and form it is considered that for this particular building and location a high quality wood effect window could be acceptable.

Heritage
Overall the scheme is found to improve on the existing arrangement therefore bringing an improvement to the character and appearance of the building and the Conservation Area and likewise in so far as there is any inter-visibility with nearby Listed Buildings their settings would not be harmed and it may be considered would be improved.

Amenity

No adverse implications for neighbour or street scene, given that the proposal does not project beyond the existing front or rear building lines and there are no other nearby neighbouring properties. The protected cherry tree should be referred to by conditions to safeguard it during development.

CONCLUSION / PLANNING BALANCE

Assessed on its merits against current policy the proposal is found acceptable. The proposal also corresponds closely with the recently lapsed consent and whilst the Core Strategy post dates the previous consent this has not raised any relevant new material considerations to make the development unacceptable. No other new material considerations that would gainsay repeat approval have been identified and on this basis subject to conditions permission should be granted. Some slight variation to the wording of the conditions previously used is considered appropriate to take account of and clarify for example the need to ensure coursed semi-dressed natural stone is used rather than random coursing with rubble stone.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank
Recommendation Date: 12th January 2017

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council