DELEGATED DECISION REPORT

SMD/2017/0174	**6 WATERS EDGE**	**REPLACEMENT OF UPVC**
Valid 15/03/2017	**THE ISLAND**	**WINDOWS WITH TIMBER**
	MILL ROAD	**FLUSH CASEMENT WINDOWS**
	OAKAMOOR	
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Conservation Area (Article 4 designation)
- Design / Heritage

DESCRIPTION OF SITE

This two storey terraced brick and tile property stands approximately midway along a row of eight which stands well set back from the road and is reached via a footbridge over a former mill leet. The properties are distinctive and clearly old and appear on the 1887 OS map. The Conservation Area Appraisal dates them pre 1861 and notes that No.3 still has the original window arrangement including mullions. Whilst the openings of the windows at No. 6 including sandstone surrounds are original the dividing mullions have at some time past been removed. All of the cottages retain their patterned bands of plain and fish-scale Staffordshire blue clay tiled roofs and are considered particularly attractive despite alterations.

The existing frames are modern and are brown UPVC with faux leading in a diamond pattern to the glass. The windows have been divided into 2 panes with a central vertical divide.

PROPOSAL

To replace the current brown plastic windows at ground and first floor in the front elevation within their existing openings with flush casement timber windows finished in white paint and using plain glass (two in total). The ground floor window will be divided into three vertically and the first floor window divided into two. The arrangement will match that at No.7.

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 Other Rural Areas Strategy
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework
Paragraph(s) 1 to 17
Section 12 - Heritage

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/1989/0496 – extension to form utility room – rear – approved.

CONSULTATIONS
Publicity
Site Notice expiry date: 10th May 2017
Neighbour consultation period ends: 28th April 2017
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Oakamoor Parish Council - support

Conservation Officer
Dwelling within Oakamoor Conservation Area and covered by the Article 4 Direction. The application proposes the replacement of modern brown upvc, leaded windows with flush fitting, painted timber casements. The proposed windows are more in keeping with the design of historic windows in this terrace and should be supported.

No objection subject to confirmation of the position of the windows within the openings – I assume that these will be in the original positions but we just need confirmation of this.

OFFICER COMMENTS

Principle of Development
The development needs consent by virtue of the Article 4 Direction. Subject to design to meet with the Conservation Area standards the development should be found supportable.

Design / Heritage
The Conservation Officer confirms that the proposed design is acceptable and indeed more in-keeping. Confirmation of the position of the windows within the opening ie. the recessing is required and this has been obtained. The windows are to be positioned in the same alignment as the current windows which is rear of the inner edges of the chamfer slopes of the stone cills, headers and sides.

CONCLUSION / PLANNING BALANCE
Being more in-keeping than the current windows and being acceptable in design and position within the openings the application should be approved.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 10/05/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council