Stannard, James

From: Stannard, James
Sent: 11 May 2017 16:38
To: 'Kelly Holmes'
Subject: RE: SMD/2017/0173 - Sunnyside Cottages, 6 St Annes Vale, Brown Edge

Hi Kelly

The application has been withdrawn.

Regards

James Stannard
Planning Officer
High Peak Borough Council/Staffordshire Moorlands District Council
Tel: 01538 395400 (Ext. 4298)
Mobile: 07976 753958
Email: james.stannard@highpeak.gov.uk

From: Kelly Holmes [mailto:info@klhdesign.co.uk]
Sent: 11 May 2017 15:36
To: Stannard, James
Subject: RE: SMD/2017/0173 - Sunnyside Cottages, 6 St Annes Vale, Brown Edge

Hi James,

Can we withdraw the application please?

Kind regards,

Kelly Holmes

07808082787
info@klhdesign.co.uk
Instagram: @KLH_Design

From: Stannard, James [mailto:James.Stannard@highpeak.gov.uk]
Sent: 11 May 2017 09:34
To: 'Kelly Holmes'
Subject: RE: SMD/2017/0173 - Sunnyside Cottages, 6 St Annes Vale, Brown Edge

Morning Kelly

Thank you for your email and attached plan. The statutory deadline is now Tuesday 16th May.

With regards to permitted development rights, a single storey rear extension of no more than 3m and no more than 4m in height would be permitted under Schedule 2, Part 1, Class A (f), however I am struggling to see how any rear extension could be accommodated given the topography of the site and lack of space to the rear. The engineering works involved in constructing any rear extension would of course require planning permission.

With regards to the side elevation, Schedule 2, Part 1, Class A (e) of the GPDO states that "development will not be permitted where the enlarged part of the dwellinghouse would extend beyond a wall which – (i) forms the principal elevation of the dwellinghouse; or (ii) fronts a highway and forms the side elevation of the original dwellinghouse.

Based on the above, any development to the side elevation of the property requires planning permission as it fronts St Annes Vale (the public highway).

With regards to materials, Condition A.3 (a) states that "*the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse*."

The supporting Technical Guidance to the GPDO states that this condition "is intended to ensure that any works result in an appearance that minimises visual impact and is sympathetic to existing development. This means that the materials used should be of similar visual appearance to those in the existing house". The external walls of an extension should be constructed of materials that provide a similar visual appearance – for example in terms of colour and style of brick used – to the materials used in existing house walls.

The external walls of Sunnyside Cottages are predominantly constructed of stonework with a small part of the property towards the rear being finished in a cream render. Based on the above guidance, I do not agree that under Class A you would be able to render the whole property under permitted development, as this would be unsympathetic and would result in a different visual appearance to the existing dwelling.

With regards to your application, I will be writing my report today recommending the application be refused on grounds of poor design and overdevelopment of the site. Please advise if you wish to withdraw this application by close of play today to avoid a refusal decision being issued.

Regards

James Stannard
Planning Officer
High Peak Borough Council/Staffordshire Moorlands District Council
Tel: 01538 395400 (Ext. 4298)
Mobile: 07976 753958
Email: james.stannard@highpeak.gov.uk

From: Kelly Holmes [mailto:info@klhdesign.co.uk]
Sent: 11 May 2017 08:32
To: Stannard, James
Subject: RE: SMD/2017/0173 - Sunnyside Cottages, 6 St Annes Vale, Brown Edge

Hi James,

Yes I agree to an extension of time.

I was just wondering, the applicants can extend under PD 3m out the back from the original wall and half the width of the original house on the front side. 6m under the NCS.

They can also extend the first floor 3m from the rear wall. So the amount of sqm area they can extend if far greater than what we are proposing. I have attached a document showing dotted lines of what they can do under PD. The blue hatching is at first floor.
The clients can also render the entire building under permitted development which would stand out a lot more than the small extension we are proposing...
Let me know your thoughts.
Out of the office but should be back around 11am.

From: Stannard, James [mailto:James.Stannard@highpeak.gov.uk]
Sent: 10 May 2017 13:54
To: 'Kelly Holmes'
Subject: RE: SMD/2017/0173 - Sunnyside Cottages, 6 St Annes Vale, Brown Edge

Hi Kelly

Further to our telephone conversation this afternoon I am prepared to offer a time extension up until the 16th May (next Tuesday) in order for you to discuss the application with your client and make a decision as to whether to accept a refusal or withdraw the application and explore a smaller single storey option in place of the side porch.

Please confirm that you wish to extend the statutory deadline until 16th May.

Regards

James Stannard
Planning Officer
High Peak Borough Council/Staffordshire Moorlands District Council
Tel: 01538 395400 (Ext. 4298)
Mobile: 07976 753958
Email: james.stannard@highpeak.gov.uk

From: Kelly Holmes [mailto:info@klhdesign.co.uk]
Sent: 08 May 2017 17:39
To: Stannard, James
Subject: RE: SMD/2017/0173 - Sunnyside Cottages, 6 St Annes Vale, Brown Edge

Hi James,

Would you mind calling me in the morning please? 07808082787

Kind regards,

Kelly Holmes

07808082787
info@klhdesign.co.uk
Instagram: @KLH_Design

From: Stannard, James [mailto:James.Stannard@highpeak.gov.uk]
Sent: 03 May 2017 17:41
To: 'info@klhdesign.co.uk'
Subject: SMD/2017/0173 - Sunnyside Cottages, 6 St Annes Vale, Brown Edge

Email for Kelly Holmes

Good Afternoon Kelly

I am the case officer who has been allocated your application for a proposed two storey side extension at Sunnyside Cottages, 6 St Annes Vale, Brown Edge (App Ref: SMD/2017/0173).

Having visited the site and reviewed your revised plans I have concerns about the application with regards to the design of the proposal and potential impacts upon the residential amenity of neighbouring properties.

Design

The Staffordshire Moorlands Design Guidance SPD for new dwellings and extensions states that:

- *Extensions should be subordinate to the existing building*
- *The size and shape of the extension should respect the height and proportions of the existing house*
- *The ridge height should be lower than the existing building*
- *Side extensions should be set back slightly from the front elevation*
- *Extensions should integrate with the original building by the use of similar detail and materials*

Firstly I have issues with the proposed extension by virtue of the fact that the proposed side extension is neither subordinate to the main dwelling nor set back from the front elevation. Notwithstanding this, I do not consider that the proposed design is of an appropriate scale and does not relate well to the existing building or the neighbouring property (No.7 St Annes Vale).

Secondly, the proposed side facing gable will protrude outwards by a further 2.5m from the main dwelling, will be clearly seen from the public highway, and will dominate the rest of the narrow terrace. As such it is not considered that the size and shape of the extension should respect the height and proportions of the existing house. The proposal would effectively be adding an extension to an extension (as shown on the proposed site plan) and results in an odd form which is totally out of character.

Thirdly, the design of the proposed corner windows will look out of place in the street scene and are not considered appropriate in this location.

Lastly, the proposed materials and finishes set out within the application form do not appear to match the natural stone work which dominates the property. I appreciate the far rear of the property has been rendered in a cream colour but this not the main appearance of the dwelling. As such the proposal should reflect the existing stone work and brown coloured finish to the windows.

Elements of the scheme relating to setting the extension down from the main ridgeline and back from the front principal elevation can be addressed through revisions. Likewise it would be easy to address the issue relating to materials and finishes.

However regrettably, due to the narrow character of the house and lack of space to side and the rear, I cannot see an obvious solution as to how the conflict with design guidance relating to the size and shape of the extension respecting the height and proportions of the existing house can be overcome and am of the opinion that this property does not have any opportunity to accommodate a two storey side extension that will accord with the adopted core strategy and design guidance SPD.

It may be possible that a simple lean to single storey extension which extends a metre of so beyond the existing line of the porch could be acceptable.

Amenity

In addition to the design issues raised above, I have potential concerns relating to the impact upon the residential amenity of No.7 St Annes Vale. It is not clear at this stage what room the single window in the side elevation of No.7. If this is a habitable room (i.e. a bedroom) then any proposal would fall well short of the space standards set out within the Space About Dwellings SPD.

If indeed the window does not serve a habitable room then this issue relating to amenity would be resolved. However the fundamental issue of design remains and as such I will be recommending that this application is refused.

Please feel free to contact me should you wish to discuss this application further and advise on whether (based on this email) you wish to withdraw the application or accept a refusal decision notice.

Regards

James Stannard
Planning Officer
High Peak Borough Council/Staffordshire Moorlands District Council
Tel: 01538 395400 (Ext. 4298)
Mobile: 07976 753958
Email: james.stannard@highpeak.gov.uk

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