DELEGATED DECISION REPORT

SMD/2017/0273 **Valid 01/06/2017**	**ROSE COTTAGE** **HOLLINGTON ROAD** **WINNOTHDALE**	**FIRST FLOOR SIDE EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a small parcel of land to the east of a single farm track which lies approximately 200m north of Hollington Lane, Winnothdale, in a fairly isolated rural location.

The site contains Rose Cottage; a two storey residential dwelling, which is characterised by a front principal gable elevation on its southern side, and an unsympathetic single storey extension on its eastern side, granted permission under application SMD/1983/0940 and constructed in part render part brickwork.

This existing side extension has an odd ridgeline which is split into two parts, resulting an uneven and unsymmetrical ridgeline, with both ends of the roof extending beyond the building line of the main house, which gives an unbalanced feel.

To the south of the building lies a small parking area whilst to the east and north is an area of associated amenity space within the curtilage.

The site shares its southern boundary with Wood Lane View, which lies approximately 30m south of Rose Cottage and is separated by a dense hedgerow. To the west of the site is a farm track which leads northwards to Rose Cottage Farm. Beyond these two immediate features, in the wider landscape lies open agricultural land.

PROPOSAL

The application seeks permission to demolish the existing single storey extension and replace it with a two storey extension to accommodate an additional bedroom and shower room. Consent was previously granted under application SMD/2013/0510 for amendments to the existing extension however to date this has not been implemented.

This approved scheme proposed to ‘fill in’ the middle part of the extension resulting in a two storey extension with an evenly pitched roof.

The development put forward in this application seeks to incorporate a more conventional two storey extension characterised by a two smaller gables which stand proportionate to the ridgeline of the main dwelling. The submitted plans (Drawing No: 1100/A1/01) shows that the proposed extension would incorporate two first floor windows in its eastern elevation, and a ground floor window in its front elevation.

The plans also show an existing ground floor window in the southern elevation of the main house would be replaced with a set of French windows which would open out into the amenity area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Staffordshire Moorlands Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Governments planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6c Other Rural Areas Strategy
R2 Rural Housing
DC1 Design Considerations

National Planning Policy Framework

Achieving Sustainable Development	Paragraphs 1-17
Requiring Good Design	Chapter 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1983/0940 Extension to form kitchen and two bedrooms (Approved)

SMD/2013/0510 First floor side extension (Approved)

CONSULTATIONS

Publicity

Site Notice expiry date: 11th July 2017

Neighbour consultation period ends: 6th July 2017
Press Advert: N/A

Public Comments

None Received

Town / Parish Comments

Cheadle Town Council – No Objection

OFFICER COMMENTS

Principle of Development

Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF).

Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with the development plan without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies indicate development should be restricted.

The site is situated outside of the development boundary in the open countryside and is therefore subject to Policy SS6c of the adopted core strategy. This policy limits development to that which meets an essential local need, allowing the conversion, extension or replacement of an existing rural building in accordance with policies R1 and R2.

Policy R2 refers to Rural Housing. The policy supports the extension to an existing dwelling in the countryside provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and character of the rural area.

The site is not constrained by any sensitive statutory designation and as such is not subject to any of the restrictive policy areas set out at footnote 9 to paragraph 14 of the NPPF. The presumption in favour of sustainable development is therefore engaged.

In light of the above, the principle of development is considered to be acceptable provided the application can demonstrate compliance with policies SS6c and R2 within the adopted core strategy and relevant policies relating to Design and Amenity within the NPPF.

Design

Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance

Chapter 7 of the NPPF highlights the importance of good design, that good design is indivisible from planning and should contribute positively to making places better for people.

The existing single storey extension is considered to represent poor design by virtue of the uneven ridgeline which gives the impression of an unbalanced and disproportionate extension comparable to the main dwelling.

Whilst it is acknowledged that the proposed extension would result in the dwelling having a slightly larger massing when viewed from the south, it is considered that this design represents a significant visual enhancement on what currently exists and is more conventional, sympathetic scheme comparable to the one approved under SMD/2013/0510).

The two smaller gables are considered to give a more balanced look to the extension, and given that the proposed ridgeline sits subordinate to the main dwelling, it is considered that overall, the proposal is of an appropriate scale, height and massing which respects the intrinsic characteristics of the open countryside in compliance with policies SS6c and R2 of the adopted core strategy.

The proposal is considered to accord with the design principles set out within policies SS1 and DC1 of the adopted core strategy, supplementary guidance set out within the Design Guidance SPD, and relevant policies within Chapter 7 of the NPPF.

Amenity

Policy DC1 of the adopted core strategy requires all new development to protect the amenity of the area, including residential amenity in terms of satisfactory daylight, sunlight, outlook, and privacy.

Paragraph 17 of the NPPF highlights twelve principles that should underpin both plan-making and decision taking. One such principle is that planning should always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings.

The nearest neighbouring property to the site which has the potential to be affected by the proposed development is Wood Lane View, which stands some 30m to the south of Rose Cottage. Views of this property from Rose Cottage are severely limited by the large thick hedgerow which defines the boundary.

No other properties are considered to have the potential to be adversely affected by the proposed development.

Given the distance which separates the two properties are the heavy screening which occupies the boundary, it is considered that the proposal will not result in any adverse harm with respect to the residential amenity of neighbouring properties.

CONCLUSION / PLANNING BALANCE

The application seeks consent for a two storey extension which would replace an existing unsympathetic and uneven single storey extension off the eastern elevation of Rose Cottage, Hollington Road, Winnothdale.

The site lies outside of the development boundary in the open countryside, and is not subject to any restrictive policy areas as set out at footnote 9 to paragraph 14 of the NPPF. The principle of development is acceptable subject to compliance with core strategy policies SS6c and R2 and all other national and local planning policies relating to Design and Amenity. The presumption in favour of sustainable development is engaged.

The site has a previous approval under SMD/2013/0510 for a two storey extension which resulted in an evenly pitched roof to accommodate an additional third bedroom. This approval was not implemented.

The proposed development is considered to represent a significant visual improvement on the current design and is preferable to the previously approved scheme, as the two smaller gables break up the massing of the development and allow the extension to be absorbed easier. The extension is considered to accord with policies SS6c and R2 of the adopted core strategy and reflects the design principles within policies SS1 and DC1 of the adopted core strategy and supplementary guidance within the Design Guidance SPD.

No objections have been received. Given the distance to the neighbouring property and intermittitant boundary screening, it is not considered that the proposal will result in any adverse harm in respect of residential amenity.

In conclusion, it is considered that the application complies with all relevant local development plan policies and other material considerations which includes the NPPF. As such it is considered that the application represents sustainable development and is recommended for approval subject to appropriate conditions being attached.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 24th July 2017

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council