DELEGATED DECISION REPORT

SMD/2017/0382 **Valid 02/06/2017**	**HAWTHORNE COTTAGE** **RANDLES LANE** **WETLEY ROCKS**	**PROPOSED KITCHEN EXTENSION WITH BEDROOM OVER** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity;
- Highways.

DESCRIPTION OF SITE

The application site consists of a rectangular shaped, two storey, detached dwelling with small single storey lean-to on the western elevation. The house is currently a two bedroom property and has an agricultural appearance when viewed from the rear elevation. Part of the rear wall is built from stone, the eastern part being facing brickwork, there are no window or door openings within the rear wall. The lean-to on the western elevation has a render finish and at the time of the site visit the front (south facing) elevation was in the process of having its render finish being removed and red brickwork exposed. To the front of the house are a garden and a newly formed parking area. The parking area was approved via allowed appeal APP/B3438/W/15/3008841 (SMD/2014/0749 – erection of a detached dwelling). The rear and western side of the dwelling form the curtilage boundary at these points. Land levels within the application site are generally level; there is a small step downwards from the newly created parking area to the front garden. The dwelling backs onto a playing field and at this point the levels start to drop towards the west, northwest and north of the site.

PROPOSAL

This is a second attempt application following on from the withdrawal of application reference SMD/2016/0450 which was for the erection of single and two storey extensions to provide a third bedroom and larger kitchen/dining area. The withdrawn scheme proposed a large, full height window at first floor level and concertina glazed doors serving the kitchen. The scheme intended for a two storey extension to be added to the side and front of the house, changing the simple rectangular two storey house to one having a two storey ‘L’ shaped footprint.

The application now submitted proposes a simple two storey side extension and single storey front extension to provide a larger kitchen/dining area on the ground floor and an additional room at first floor level. Although the drawings do not indicate

the use of this room it is likely that it would become a third bedroom or study. A new set of plans have now been received which make design amendments to the scheme, in particular reducing the size of the windows within the gable end of the two storey side extension, removal of the first floor rear window and splitting the original lengthy, horizontal shaped kitchen window into two smaller panes.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6a	Large Villages Area Strategy.
DC1	Design Considerations
T1	Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s) 4: Promoting Sustainable Transport and 7: Requiring Good Design.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0450	Proposed part two storey, part single storey side extension. Withdrawn.
SMD/2014/0749	Erection of dwelling and garage, construction of access and parking for existing and proposed dwelling. Refused. Allowed at appeal (APP/B3438/W/15/3008841).

CONSULTATIONS

Publicity

Site Notice expiry date: 25th July 2017.
Neighbour consultation period ends: 10th July 2017.

Public Comments
None received.

Town / Parish Comments
Cheddleton Parish Council: No objections.

Environmental Health
No objections. No recommended conditions.

Staffordshire County Council Highways
No objections. No recommended condition.

OFFICER COMMENTS

Principle of Development

The application site sits within and on the very edge of the Wetley Rocks Village Development Boundary and as such there is a presumption in favour of development providing that all other material planning considerations are satisfied. In this instance the matters to be considered include those of design/visual impact, neighbour amenity and potential highways impact.

Design/visual impact

It is understood that the general size of the extension now proposed had already been agreed with the previous case officer, however a site visit has recently been undertaken (upon receipt of this application) and it is agreed that the level of extension proposed would be acceptable for this property. The proportions of the proposed extension are now in keeping with the existing house, unlike the previously (withdrawn) application which proposed bulky and disproportionate additions.

The applicants have submitted amended plans to narrow the two new gable end windows, remove the upper floor rear window, amend the size/design of the originally proposed rectangular shaped kitchen window. These amendments would ensure that the building retained an air of its agricultural appearance given that the dwelling is very visually prominent from the playing fields the design amendments are welcomed. Currently the dwelling is constructed by brick and stone and some parts have a render finish. The planning architect has confirmed that the single storey extension will be built entirely of stone, that the rear wall and gable end of the two storey extension would be constructed from stone and that the front wall of the two storey section would be rendered to match the existing house. The use of stone is acceptable subject to securing an appropriate type to fit in with the existing. The use of render does not raise any cause for concern as it is intended to re-render the entire frontage of the property. The architect has advised that the original render had been removed due to damage and being visually poor in its appearance.

For the above reasons it is considered that the application is acceptable in both design and visual impact terms. The proposal would be acceptable in terms of being visually in keeping with the existing house and would not have any adverse visual impact upon the surrounding area.

Amenity

Whilst there are a number of other residential properties within the vicinity of the application site they are all of sufficient distance away for the proposed extension not to have any harmful impact upon the occupants. It is noted that no objections have been received from any members of the public.

Highway Safety

The County Highways officer raises no objections to the application and no conditions are recommended at this time. It is noted that the proposal would not

impact upon the level of parking space already provided which was approved as part of the application for the new dwelling to the south.

CONCLUSION / PLANNING BALANCE

The application site is located within the Wetley Rocks Village Development Boundary where there is a presumption in favour of development subject to all other material planning matters being satisfied. In this instance the proposal raises no neighbour amenity or highways objections. The reduction in size of the extension from that previously proposed under withdrawn application reference SMD/2017/0450 is welcomed and a more modestly sized form of development is now proposed which is much more in keeping with the size of the existing property. The amendments made to the window designs and the proposed use of stone for the most visually prominent parts of the extension will allow for the dwelling to retain its agricultural character.

OFFICER RECOMMENDATION : Approve subject to conditions.

Case Officer: Lisa Jackson
Recommendation Date: 31/8/2017.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council