DELEGATED DECISION REPORT

SMD/2017/0548	**BROOKFIELD COTTON DELL OAKAMOOR**	**PROPOSED EXTENSION AND ALTERATIONS**
Valid 11/08/2017		**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity
- Impact upon Oakamoor Conservation Area

DESCRIPTION OF SITE

The application site comprises a parcel of land to the east of Cotton Dell; a small private access road which serves a number of properties; within the village of Oakamoor.

The site contains 'Brookfield', a detached two storey residential dwelling, together with associated parking provision to the front of the property and an area of garden space to the rear. A two side extension and small conservatory is present on the southern elevation which was approved under HPK/1993/0499. The conservatory is of a typical design and finished in a white UPVC.

The southern and eastern boundary is defined by a large hedgerow which prevents direct views into the site from Rose Bank Crescent which stands on slightly higher ground.

PROPOSAL

The application seeks to replace the existing conservatory with a flat roof single storey extension which incorporates a lantern into its roof space. The submitted plans (Drawing Ref: AL(0)02) show the proposed extension to incorporate a set of French doors to the front (western) elevation. The height of the structure is 3.0m with the highest part of the roof lantern measuring 3.4m.

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 Saved Policies of the Staffordshire Moorlands Local Plan (1998); 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)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6b Smaller Villages Rural Strategy
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1993/0499 Two Storey Side Extension and Conservatory (Approved)

CONSULTATIONS

Publicity

Site Notice expiry date: 6th October 2017
Neighbour consultation period ends: 28th September 2017
Press Advert: N/A

Public Comments

No comments received

Town / Parish Comments

Oakamoor Parish Council – No comments received

Conservation Officer

Site is outside the Conservation Area. Proposed extension is to replace an existing conservatory. No harm to character or appearance of the conservation area.

To achieve the best design ensure that the extension is just set in slightly so that there is a clear break in the building line and secure a good quality coping to the top of the parapet wall.

Staffordshire County Council Highways

No Objections

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 proposed development is located within the residential curtilage of 'Brookfield'. The site is located within the development boundary of Oakamoor, defined as a Smaller Village in Policy SS6b of the adopted core strategy.

The site is located outside of the Oakamoor Conservation Area and is not constrained by any other sensitive statutory designation. The application is therefore no subject to any restrictive policy area listed at footnote 9 to paragraph 14 of the NPPF. The presumption in favour of sustainable development is engaged.

In light of the above the principle of development is considered to be acceptable subject to the application demonstrating compliance with all relevant national and local planning policies relating to Design and Amenity. The impact on the neighbouring Conservation Area is also a consideration.

Design

Policy SS1 of the adopted core strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

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 proposed extension replaces a conservatory of a similar scale, depth, height, and width and as such is considered to be of an appropriate design which will relate well to the original dwelling.

The proposed extension is to be constructed of brickwork which corresponds which the materials used in both the original dwelling and the subsequent side extension. The flat roof, lantern and large patio door opening in the front elevation are an unfortunate addition at the front of the property which would not normally be permissible in such a position. However, it is well screened by the boundary hedging and when compared to the existing conservatory, which is made of an unsympathetic white UPVC, this proposal is considered to represent a visual enhancement of the site and overall, is considered to accord with the design principles set out within policies SS1 and DC1 of the core strategy 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 proposed development replaces an existing conservatory which had glass panes on all sides. Due to the nature of the development, the distance to neighbouring properties; and that the southern boundary is characterised by a thick hedgerow which prevents any intermittent views, it is not considered that any amenity issues will occur as a result of the development, in accordance with policy DC1 of the core strategy and paragraph 17 of the NPPF.

Impact upon the Oakamoor Conservation Area

Policy DC2 of the adopted core strategy seeks to safeguard and where possible enhance the historic environment.

The site is located outside of the Oakamoor Conservation Area and is of such a minor scale that it will not be seen or read in conjunction with, any assets within it.

The Conservation Officer has not objection to the proposed development and as such it is considered that the application will preserve the character and appearance of the Oakamoor Conservation Area in accordance with policy DC2.

CONCLUSION / PLANNING BALANCE

The application seeks to replace an existing single storey UPVC conservatory with a single storey brick extension at Brookfields, Cotton Dell, Oakamoor. The site is located within the built up area boundary and is not constrained by any restrictive policies. The presumption in favour of sustainable development is engaged.

The proposal is considered to be of an appropriate scale, height, and layout which is similar to the conservatory it replaces. By replacing the UPVC finish with a brick

which matches the existing dwelling, the proposal is considered to represent a visual enhancement of the site. There are not considered to be any amenity issues arising from the development.

Overall, the application is deemed to constitute a sustainable form of development which accords with all relevant local development plan policies and other material considerations which includes the NPPF. In light of this and within the context of policy SS1a of the core strategy and paragraph 14 of the NPPF the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 6th October 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council