

DELEGATED DECISION REPORT

SMD/2017/0520
Valid 01/08/2017

BOATHOUSE COTTAGE
REACLIFFE ROAD
RUDYARD

ERECTION OF SINGLE
STOREY EXTENSION
(RESUBMISSION OF
SMD/2016/0763)

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Green Belt
- Heritage – Rudyard Conservation Area (Article 4)
- Trees – woodland Tree Preservation Order (TPO)
- Design
- Landscape
- Amenity

DESCRIPTION OF SITE

The site is a secluded woodland location alongside the south west (SW) shore of Rudyard Lake. The building is a 'low key' timber boat house with veranda to the lake. It gained lawful development status as a dwelling in 2011 having gained change of use from boat house to holiday accommodation in 1989.

The site is accessed by a gateway off Reacliffe Road – an un-metalled public footpath track serving a variety of premises along the SW side of the Lake. The boat house is set down below the level of the track. The land rises steeply above to the SW making this a relatively shaded spot. The building has large mature trees close around it including Beech and Oak growing as part of the woodland which rises from the lake edge to the valley ridge top above to the SW. There is a small stand-alone shed to the immediate SE side of the boat house.

PROPOSAL

The approved plans (SMD/2016/0763) show a single storey side extension reduced in scale from that first submitted and a small rear extension. Glazed elevations would face out over the lake. Material finishes to other elevations would replicate the timber boarded style and clay tiled roof of the existing building. A narrow glazed link would be used to attach the rear extension. The side extension is proposed in two parts both emulating the form and profile of the existing building but on a lesser scale. Windows in the existing building facing the lake would remain as current. On the W elevation the number and widths of openings would remain as current but they are to be enlarged by lowering the cill levels.

The current revised scheme seeks to increase the overall bulk and massing of the proposal with the addition of an extra bedroom and bathroom at the rear and setting the glazed link forward.

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
SS6c Other Rural Areas Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraphs: 1 to 17

Sections:

7 – Requiring Good Design;
9 – Protecting Green Belt Land;
11 – Conserving and Enhancing the Natural Environment;
12 – Conserving and Enhancing the Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

89/00005/OLD

Change of use from boat house to holiday chalet – Approved

11/00459/CL-EXG

Certificate of Lawfulness for existing use as a single dwelling – Granted

Pre-application advice was sought under PAD/2016/0032

SMD/2016/0763 – single storey extension – approved

CONSULTATIONS

Publicity

Site Notice expiry date: 10th October 2017

Neighbour consultation period ends: 5th October 2017

Press Advert: 5th October 2017

Public Comments

Position of T21-Sessile Oak not consistent between elevations and plans. It is also incorrect relative to the existing building. We do not have any objection to the proposed extension which is of a minor nature compared with most recently approved plans for other properties along Reacliffe Road.

Town / Parish Comments

No response received but in response to SMD/2016/0763 as first submitted they commented: "Horton Parish Council recommends refusal of this application as the Councillors feel that it is overdevelopment of the site".

Conservation Officer

- This scheme is seeking an enlargement to the scheme approved under 2016/0763. The approved scheme represented a modest extension to the existing boat house. The approved extension is of simple form with an addition to the rear and additional bedroom to the side, attached with a set back, glazed link. The current scheme seeks to increase the overall bulk and massing of the proposal with the addition of an extra bedroom and bathroom at the rear and setting the glazed link forward. I feel that the proposed extension detracts from the simple form and massing of the original boathouse and is simply too large in relation to the original footprint.
- The Conservation Area was designated to protect the historic character and appearance of the area and the simple, rustic boathouses facing the lakeside are one of its key features. The building will become large and rambling and will detract from its simple, functional form.

Agent's response to Conservation Officer Comments

- The Conservation Officer (and the Conservation Liaison Panel) had previously raised no objections to the original 'larger' scheme prior to it being revised down to a size which was acceptable from a Green Belt perspective.
- The Conservation Officer was supportive of the design approach being adopted.
- the two main issues to be resolved were that of Green Belt and impact on trees.
- This revised scheme, whilst marginally larger than the approved scheme, maintains the design approach adopted for the previously approved scheme, and retains a subservient link connecting to the bedroom part of the extension. The overall width of the extension is the same as that which was previously approved, and the bedroom part of the extension is similarly of the same size. The link section, whilst projecting marginally further forward than the approved scheme, still maintains a subservient relationship to the components either side, and will not have a materially noticeable difference in views across the Lake. This link also projects no further forward than that which was originally found to be acceptable to the Conservation Officer and the Liaison Panel on the original 'larger' scheme.
- The area where the building is increasing in size is located in a position which it has been previously confirmed within the delegated report to application SMD/2016/0793 would be masked by the kitchen extension.

Further response of the Conservation Officer

- I have looked back at all the correspondence relating to the development of this scheme and can confirm that I have supported the overall design philosophy of the extension reading as a parallel but subservient boat house with an adjoining link. I consider that the approved scheme is most successful

in design terms as the set back of the link will greatly assist in allowing the two main gables fronting the lake to appear detached.

Canal and River Trust

Boathouse Cottage is located immediately next to Rudyard Reservoir, which is owned by the Trust and provides a water supply for the nearby Caldon Canal. The reservoir is designated as a conservation area. We consider that the proposed extension is appropriate in terms of its character, scale and overall appearance and as such should not adversely affect the conservation area. We note that the extension is to be constructed using external facing materials which match the existing building, and consider that this is also appropriate.

Ask that the detailed design and means of construction of the foundations for the proposed extension are secured via a planning condition in order to ensure that the proposed arrangements adequately minimise the risk of creating land instability which could adversely affect the adjacent reservoir. Condition and add informative.

Environment Agency

Having reviewed the information submitted, we have assessed this as having low environmental risk. Therefore we have no comments to make.

SCC Flood Risk Management Team

The site is not within the uFMfSW 1 in 100 year outline and there are no recorded flooding hotspots within 20m or Ordinary Watercourses within 5m. The proposal is relatively small scale, so there will be no significant change to the impermeable area and little change to the surface water runoff generated by the site. The Flood Team therefore have no further comments to offer on this application.

Staffordshire County Council Highways

No objections on Highway grounds to this proposal.

Severn Trent Water

As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development

Policy SS6c is for development to be allowed in the Green Belt only in strict accordance with Government policy. The relevant proviso here is to allow the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Otherwise 'very special circumstances' would need to be established. Policy R2 provides for extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.

The ground plan area of the existing building is c35m2.

The approved extension (excluding balconies) would add c.30.m2 – an area increase of 86%. [The figures in the officer report SMD/2016/0763 were very slightly different and the increase was quoted as 87%]. The construction would take the place of the existing side shed of 8m2 in ground plan. This though is not part of the original building. Some account for it was though given in the previous decision, the report stating, “If this were taken into account in the measurements the increase in developed ground plan would be 71%”. The report went on to say, “This is significantly larger than generally accepted in Green Belt. The applicant cited as very special circumstances the unusually small size of the existing dwelling – it is essentially one-roomed with separate kitchen and bathroom to one end.”

Article 4 Directions apply to the Rudyard Conservation Area removing Permitted Development Rights.

The re-submission under consideration here proposes a 35.3m2 extension to the original building – a c.100% increase. The ‘need’ leading to a case of very special circumstances which supported the earlier approval no longer has weight as a suitably commodious single bedroom building has been granted approval. Again some note can be made that a part of the proposed footprint is occupied by an 8m2 shed which would be removed but this is not of such significance to overcome the principle issue which is that the extensions would be disproportionate.

Heritage

The application property is referenced in the Rudyard Conservation Area Character Appraisal adopted in 2016: Boathouse Cottage (The Bracken’s boathouse, c1905) - although built as a boathouse, this has been in residential use since 1996 and has a Lawful Development Certificate for residential use dating from 2011. It is a simple timber-clad structure with pierced decorative bargeboards and gable frontage facing the lake, tiled roof and gritstone supporting structure with boat access from a disused slipway.

Design

The design has broadly remained similar in concept from the initial pre-application stages to the present re-submission. The overall scale was significantly reduced and certain amendments introduced for the approved scheme from that first mooted at pre-application. The original building is to remain essentially as is, particularly the elevation facing the lake. The lowered cills to the windows of the NW elevation introduces a moderate but tolerable change. The re-submission would bring the central link element forward and rearward which would tend to add emphasis not present in the approved scheme. This would be of significance for views from the east including the lake and shore and shore-side amenity route opposite.

The existing building is in dark stained horizontal timber boarding and this finish should be retained in the new structures (aside from glazing). It is considered important that the former boat access ramp at the foot of the existing NE gable should be retained. The stone work plinth of the building needs to be retained in situ as is. The clay tiled roof and decorative clay ridge copings and clay finials all need to be retained and clay tiles need to be used in the extensions.

Amenity

The nearest neighbour is Brackens up the slope to the SW some 50m distant. No conflicts would arise.

Trees and Woodlands

A fine large mature Beech stands close to the existing building on the NW side. Other mature broadleaved trees stand close to the property to the rear (SW) and SE side. It is only by means of strict adherence to the proposed pile and beam construction method proposed that the development is acceptable in terms of protected trees. The tree officer has confirmed that subject to condition the re-submission would also be acceptable in terms of tree impacts.

CONCLUSION / PLANNING BALANCE

The main consideration is that the proposed scheme as re-submitted would amount to a doubling in ground plan compared with the existing original building. Although a large and disproportionate addition was allowed under SMD/2016/0793 a case of very special circumstances was accepted. Acceptable living accommodation having been achieved there are no longer very special circumstances to warrant yet further increase. The proposal is therefore inappropriate development within the Green Belt, contrary to NPPF policy. The strong setting back of the middle element in the approved scheme can be considered an important factor in moderating the visual impact and massing of the development from the important easterly views and in helping to make it appear as subservient as possible. This re-submission would significantly erode that benefit.

OFFICER RECOMMENDATION : refuse

Case Officer: Arne Swithenbank

Recommendation Date: 13/10/2017

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council