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PLANNING, DESIGN & ACCESS STATEMENT



PROPOSAL : ERECTION OF SUN ROOM

ADDRESS : 1 BROOK COTTAGES, THE VILLAGE, ENDON, STAFFORDSIRE, ST9 9EY

APPLICANT : MR D & MRS S WOOD

DATE : APRIL 2018 **JOB No. : 2016-2155**

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Mr & Mrs Wood to prepare and submit a hybrid planning and listed building consent application to Staffordshire Moorlands District Council for the erection of a sun room at 1 Brook Cottages, The Village, Endon. The application property is a Grade II Listed Building that is located within the Endon Conservation Area. The Endon Conservation Area was designated on 25th November 1972 and was last extended on 27th February 1993. The property was first listed on 15th December 1986.

2.0 SITE DESCRIPTION

Brook Cottages form a terrace of four houses laid out in an L shaped plan around the road corner at the centre of the old village of Endon. Number 1 Brook Cottage is a Grade II Listed two storey stone house thought to date from c.1690 to 1710. The house is attached at its western end to the corner property at 2 Brook Cottages which is also included in the same heritage Listing. The eastern end of the building presents a gable to a broad ginnel along the opposite side of which is the gable of the Old Post Office. The roadside elevation faces north and following a consent granted in 1998 a prominent stone porch has been added. The southern elevation overlooks a courtyard garden and gardens of neighbours. Numbers 3 and 4 Brook Cottages are separately Grade II Listed. All are within the Endon Conservation Area.

3.0 PROPOSAL

This is a hybrid application which seeks planning and listed building consent for the erection of a single storey sun room. The proposed sun room which would be positioned on the southern elevation of the dwellinghouse would measure 5.5m m x 3.3m with an eaves height of 2.15m and an overall ridge height of 3m. The proposed sun room would be constructed from a low natural stone plinth with hardwood timber frame and clear glazing.

4.0 HISTORY

SMD/2017/0527 Listed building consent for the removal of hedge/fence and replaced with coursed stone wall with stone capping (1.5m high) existing open porch to be replaced with new exposed natural oak framed structure to match the original design and removal of ground floor w.c. Approved.

SMD/2017/0139 & 0170 Planning and listed building consent for the erection of single storey sun room on rear elevation, hedge/fence removed and replaced with coursed stone wall with stone capping (1.5m/2.2m high), existing open porch to be replaced with new ex[posed natural oak framed structure to match the original design and removal of ground floor w.c. Refused.

PAD/2016/0047 Pre-application advice given in relation to the above planning and listed building consent application.

SMD/208/1345 Demolition of brick outbuilding.

SMD/1998/1184 & 1185 Alterations of dwelling and construction of porch. Approved.

5.0 POLICY

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 National Planning Policy Framework (NPPF) was published on 27th March 2012 and replaced a significant proportion of central government planning policy advice with immediate effect. It is the Government's clear intention that the document should be considered to be a material consideration and as such carries particular weight where development is not addressed by planning policies in the existing Development Plan.

Whilst the recently published NPPF does not change the statutory status of the Development Plan as the starting point for decision making it does provide guidance to LPA's and is a material consideration in determining planning applications (para 12). The NPPF confirms that at the heart of the guidance is a presumption in favour of sustainable development (para 14) and that for decision making this means approving development proposals that accord with the Development Plan without delay unless material considerations indicate otherwise. The Development Plan for the Staffordshire Moorlands comprises of the adopted Core Strategy Development Plan Document (March 2014) saved policies of the Staffordshire Moorlands Local Plan (1998), saved policies of the Minerals Local Plan (1999) and the Staffordshire & Stoke on Trent Joint Waste Core Strategy (March 2013).

The most relevant policies of the adopted Core Strategy are considered to be SS1 (Development Principles); SS1a (Presumption in Favour of Sustainable Development); SS6A (Larger Villages Area Strategy); DC1 (Design Considerations); DC2 (The Historic Environment), T1 Development and Sustainable Transport and T2 (Other Sustainable Transport Measures). For the sake of brevity these policies are not quoted in full but they are referred to where appropriate in the following section.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 makes it a duty for the Local Planning Authority, in reaching its decision, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Policy DC2 of the Core Strategy seeks to resist development which would be harmful to heritage buildings and features but to promote development which sustains, respects or enhances them. NPPF paragraph 131 says that, in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and (inter alia) putting them to viable uses consistent with their conservation. NPPF paragraph 132 says that, "great weight should be given to the asset's conservation" and that significance can be harmed or lost through alteration or destruction of the heritage asset or development within it setting. Substantial harm or loss to a Grade II building should be exceptional. Paragraph 134 states that where a development would lead to "less than substantial harm to the significance of a designated heritage asset this harm should be weighed against the public benefit of the proposal including securing its optimal viable use".

Heritage 'significance' is defined in the NPPF as "The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

National Planning Practice Guidance (NPPG) states that "It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting." It goes on, "Works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm."

Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits

6.0 ASSESSMENT

This is a second attempt application which seeks consent for the erection of a sun room on the southern elevation of 1 Brook Cottage, Endon. The previous scheme (reference SMD/2017/0139 and SMD/2017/0179) was refused for the following reasons:-

"The proposed half glazed exterior door in place of an existing solid timber door to the centre of the south elevation and the proposed conservatory extension and connecting doorway in place of an existing window towards the eastern end of the south elevation are found harmful to the historic character of 1 Brook Cottages, a Grade II Listed Building and whilst judged less than substantial harm this harm must nevertheless be given great weight and this harm is not found to be outweighed by public benefit and is therefore contrary to policies SS6a, DC1 and DC2, and to the NPPF."

This application seeks to address the reasons for refusal of the previous scheme and overcome the Conservation Officer concerns which were listed in the report to Planning Applications Committee as being the general principle of an extension on this elevation and its size, scale, form and overall design and erosion of historic fabric and loss of interest.

It should be noted that the previous proposed alterations to the existing timber door have now been omitted from this scheme which seeks approval solely for the erection of a sun room as shown on the submitted drawings".

Whilst the submitted heritage appraisal correctly identifies that the southern elevation of the dwellinghouse was originally the front elevation of the building no consideration was given in the assessment of the previous application to the changes which have historically occurred to the fabric of the building and the way in which they have altered the setting of the listed building. It is important to note that the setting of the southern side of the listed building has changed over several generations and it no longer closely resembles the setting at the time the house was constructed. The application building was extended and altered soon after it was completed so that its original form and design was compromised early on. By 1925 the common path serving the houses in the row had been removed and each property had its own small garden and a share in the orchard garden. There is therefore no longer any connection with the former tenter ground upon which the dwelling originally looked over. A number of houses within the L shaped row have also been altered cloaking the original facing materials in render and no 3 was extended to the rear overlapping the original footpath. In the early 20th century the dwelling was re-orientated so that the public front became the private back and vice versa. Boundary walls, hedges and fences have also been altered since the property was first constructed and several times since then. There are no historic boundary walls forming the curtilage of the listed building and the existing hedges are mainly privet and of no interest, Any formal coursed and mortared boundary walls have been removed with the removal of the outdoor privies in 1999. At the same time the property was given a garden to the south where this previously comprised a narrow access path with a small detached enclosed garden. The removal of the original access path, the demolition of the wall and privies and the re-orientation of the building in 1999 with cementation of the new building hierarchy a new front door and porch to The Village has changed the setting of

the listed building. The original designated setting has therefore fundamentally changed and there is no longer and historic designed relationship between the house and its aspect to the south including public views. It is therefore considered that there should be no objection in principle to some form of extension on the southern elevation.

All alterations to extend listed buildings involve some degree of material alteration to the original fabric, and this will cause some level of impact, but that is an accepted part of the process of enabling sustainable development and enabling change. This is embodied in the NPPF.

In terms of its overall design the proposed sun room has been designed so that it appears as a relatively lightweight and transient structure which allows views of the original building behind to be read through it. The proposal will have no impact on the original plan form of the building or the ability to read the original architectural form and detail, both of which are an important part of its significance. Modern and contemporary extensions such as that proposed here are a commonly accepted way of extending historic buildings and the proposal follows the guidance contained within the Council's own adopted SPD "Design Guide".

In order to address the specific design criticisms raised previously by the Conservation Officer the sun room has been stepped in further from the corner of the building so that there is greater articulation between the proposal and the existing quoins of the building. It should also be noted that any oak frame to the roof uprights would also be scribed around the stone label and the label would be clearly visible within the sun room.

Its design has also been simplified and is now a very simple hardwood frame and glass building. Whilst the roof pitch has been retained it is considered appropriate for a glazed roof . It will not however be seen in the same plane as the roof of the existing dwelling as there is a narrow passage along the gable preventing a clear view of this elevation. There is no established design principle to suggest that a conservatory roof should have the same pitch as the main dwelling, in this instance 45 degrees and any attempt to do so would result in an unviable extension. Whilst a flat roof solution has been considered it is considered that this form would be more harmful to the special and historic interests of the building and this has been discounted on the basis that it would need to finish higher than the transom of the current proposal, in order to accommodate the construction of the roof.

Whilst it is accepted that the footprint of the proposed sun room has increased marginally this has been necessary in order to encompass the adjacent pedestrian doorway within the proposal. This will now provide access from the proposed sun room to the remainder of the dwellinghouse and will mean that the existing window which was originally shown as being enlarged to form a door can be retained as a window thereby resulting in no loss of historic fabric or harm to special or architectural interest of the building. The proposed extension is considered to be relatively modest in terms of its size and scale and its single storey nature ensures that it appears as a secondary and subservient addition to the existing dwellinghouse.

7.0 CONCLUSION

Paragraph 186 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state in paragraph 187 that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where

possible. On balance it is considered that the revisions to the previously submitted scheme and additional evidence provided in the accompanying heritage appraisal are sufficient to overcome officers previous concerns. The proposed sun room would result in a modest extension whose scale, form and design is in keeping with the character and appearance of the host building and would not detract from the special or historic interests of the listed building or its setting. In this respect it is considered that proposal complies with guidance contained within the NPPF and policies SS6a, DC1 and DC2 of the adopted Core Strategy. The Local Authority is therefore respectfully requested to grant outline planning permission accordingly.

USE

The use of the building will remain unaltered as a residential dwelling.

AMOUNT

The proposed sun room will measure 5m x 3,3m with an eaves height of 2.15m and a ridge height of 3m.

LAYOUT

The layout of the property will generally remain unaltered with the exception of the addition of a sun room on the southern elevation.

SCALE

The proposed sun room is a secondary and subservient addition to the property and will not harm or detract from the special or historic features of this grade II Listed Building.

LANDSCAPING

The site is already well landscaped through its existing domestic use. It is not intended for any additional alterations to the garden that has established.

APPEARANCE

The proposals have been carefully designed to respect the historic character and appearance of the existing Grade II Listed property. The design of the proposal has been informed through the Heritage Statement and Impact Assessment to ensure that the alterations respect the dwelling's features and significance.

ACCESS

The existing access arrangements will remain the same