DELEGATED DECISION REPORT

SMD/2018/0758	**WYMONDHAM HURSTONS**	**PROPOSED FIRST FLOOR**
Valid 05/12/2018	**LANE**	**EXTENSION ABOVE GARAGE**
	ALTON	**TO ENLARGE BEDROOM**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Heritage
- Design
- Amenity

DESCRIPTION OF SITE

The dwelling is inside the conservation area and village settlement. Hurstons Lane coincides with the boundary of the Conservation Area so that with its similarly sized, detached neighbours, the row of dwellings provides a relatively attractive, leafy, semi rural street scene and a strong edge to the Conservation Area. The existing dwelling has a presence within the conservation area relatively prominent within this particular stretch of street scene, yet set back behind mature hedgerow that provides strong frontage and sense of place.

The detached red brick dwelling was built in the early 2000s – relatively conventional dwelling type, double fronted with an attached garage to the side. However, there were efforts to inject quality with respect to the historic environment – chimney breast, brick eaves detailing, rustic red brick, Staffordshire plain tiles, and stone window sills.

PROPOSAL

First floor enlargement above the existing attached garage at the side of the dwelling. Revised plans improved the design to introduce set back in the brick work and the roof slope.

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
DC1 Design Considerations
T1 Development and Sustainable Transport

Emerging Local Plan Policy

The Council's new Local Plan has yet to be adopted. Relevant to this application the new Policy DC2, which concerns historic environment and asset, has been revised to replace the old Core Strategy version which, appeal Inspectors have found, is out of date and does not accord with the NPPF.

National Planning Policy Framework
Paragraph(s) 1-12
Section(s) 12 & 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

02/01359/OUT Erection of dwelling (outline). APPROVED.
03/00637/FUL Erection of a detached dwelling. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 6th January 2019
Neighbour consultation period ends: 27th December 2018
Press Advert: Posted

Public Comments

None Received

Town / Parish Comments

Awaited

Conservation Officer

Acceptable revision. No objection

OFFICER COMMENTS

Principle of Development
The development would take place within the village settlement boundary where residential development could be acceptable. The NPPF, revised July 2018, promotes sustainable development making it clear that there should be a presumption in favour. An overarching objective of sustainable development is to achieve good design, and this is reiterated at section 12 which is dedicated to 'achieving well designed places' – protecting and enhancing quality environment and asset for future generations. The Council's development plan policies in the adopted Core Strategy and the Emerging Local Plan accord with the NPPF in those respects (SS1a & DC1 of Core Strategy and DC2 of emerging Local Plan). Essentially, good design is not divisible from good planning that achieves sustainable development. There would be a presumption in favour therefore, of development that enlarges the dwelling in a way that is designed well and does not harm the character and appearance of the area.

Heritage
In this case the Conservation Area is a 'designated heritage asset' which could be affected by the development. The NPPF says that great weight should be given to the asset's conservation. Any harm to the significance of the asset should require clear and convincing justification. Policy DC2 of the Core Strategy should be considered out of date, appeal Inspectors have found that it does not accord with the NPPF and Policy DC2 of the emerging, yet to be adopted Local Plan has been revised accordingly.

The existing dwelling has a presence within the conservation area relatively prominent within this particular stretch of street scene, yet set back behind mature hedgerow that provides strong frontage and sense of place. The detached red brick dwelling was built in the early 2000s – relatively conventional dwelling type, double fronted with an attached garage to the side. However, there were efforts to inject quality with respect to the historic environment – chimney breast, brick eaves detailing, rustic red brick, Staffordshire plain tiles, and stone window sills. With its similarly sized adjacent detached neighbours this row of dwellings provides a relatively attractive, leafy street scene on the edge of the Conservation Area.

The existing dwelling, with the single storey garage attached to the side lends itself quite neatly to a first floor enlargement. However, there was care required over the design to avoid a long flat fronted or shapeless elevation. Original plans proposed a subordinate roof line but the front roof slope and elevation would have run through on the same plane. Revised plans improved the proposal to create a set back in the brick work and roof slope to create a visual break that would keep shape and character.

That visual break will help to avoid a very long linear building form that would be compliant with the design guidance at the SPD 'Design Principles for Development'. The proposed development would not introduce any harm to the significance of the heritage asset its affect would be neutral.

Design
It follows that if the design has been revised to improve the developments relationship with the existing dwelling, the character and appearance of the area, and to neutralise the development's impact on heritage asset - it can be considered and accepted as 'good design' compatible with sustainable credentials where there should be a presumption in favour.

Amenity
The applicant and their neighbour have generous plots. The first floor extension would not introduce any windows in the side elevation to overlook the adjacent property at Tennis Cottage. Tennis Cottage has a side elevation that fronts the road which means that its rear elevation faces the side of the applicant's and the proposed extension. With a rather unconventional plot arrangement the neighbour has a kitchen and dining room French window that already faces the side elevation of the applicant's dwelling at a substandard 9metres. The extension would be to the south of a driveway and a small patio and may cause some additional shadowing. However, the extension would not span the full width of the elevation and it should

not, within the existing context appear unduly overbearing or dominant. The neighbour does have a sizeable lawn and garden on the other side of their property that would not be affected by the proposal, this area provides other areas of amenity for the enjoyment of the neighbour.

CONCLUSION / PLANNING BALANCE

No harm to the heritage asset and a considerate design that minimises impact on the character and appearance of the area. To that extent the proposal is for sustainable development and there would be no planning harms that would outweigh a presumption in favour.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 12/01/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council