DELEGATED DECISION REPORT

SMD/2019/0027 **Valid 22/01/2019**	**2 THE COTTAGES SMITHY LANE MOBBERLEY**	**PROPOSED EXTENSION TO EXISTING COTTAGE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

The effect of the proposed development on the character and appearance of the area.

DESCRIPTION OF SITE

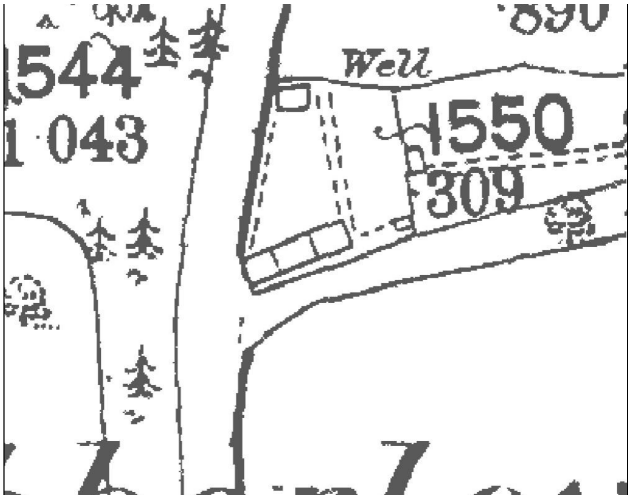
The dwelling is located on the A522, an 18th Century turnpike route, between Cheadle to the north and Upper Tean to the South. Accessed via an unmade lane it sits next to the junction and access with the highway. The dwelling is on the fringe of the small hamlet settlement of Mobberley, to the north of where the Crown Public House once stood. The A522 forms the boundary to the Green Belt, which lies to the west. The dwelling, to the east of the road, while outside of the Green Belt, is in the countryside and does not lie within one of the settlements identified in the SMDC Core Strategy as either a 'smaller' or 'larger' village. The location would be considered, in Core Strategy terms, to be an 'Other Rural Area'.

Between New Inn, to the south, and Mobberley Farm, just to the north of the dwelling, much of the A522 passes through relatively dense woodland. This means that travelling from Cheadle the dwelling appears remote within a distinctly rural woodland setting, against an immediate backdrop of mature trees.



The dwelling is quite close to the roadside and, on approach from Cheadle, its rear elevation is in plain sight from some distance. The dwelling itself is a small red brick cottage with chimneys dating from the mid 19th Century. The dwelling possibly consists of, what might have been, two very small cottages that might originally have

been within a row of three, the third would have been closest to the road and demolished at some point.



O.S. map 1877- 1887

The existing footprint of the existing building is very similar in size and shape to that shown on the historic maps. The dwelling survived a proposal to enlarge it unsympathetically in the early 80s, when planning permission was refused following a notable change in planning policy. While the dwelling retains the footprint, form and character of little brick cottages, it must at some point have undergone some renovations and alterations because part of it has been demolished and differing brick work is apparent.

PROPOSAL

To enlarge the dwelling by extending to the high side of the dwelling with a two storey extension that would continue the main ridge line and at least double the width of that part of the dwelling; Increase the height of the ridge and eaves on the lower part of the dwelling, make two large gable additions that would, extend from the rear elevation, each with a differing ridge height; add between the two gables a single storey flat roof extension with a roof lantern. And then across the rear elevation introduce wide bi fold doors across the rear of the flat roof extension; in the large gable introduce a wide ground floor patio door with a balcony and French window above; and introduce in the rear wall of the original dwelling, above the flat roof extension and roof lantern, two long vertical windows.

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 Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
R2 Extensions to rural houses

SPD

SMDC Design Guide adopted as supplementary Planning Document 21st Feb 2018

Emerging Local Plan
Policy DC1. The emerging policy in the yet to be adopted Local Plan, however, the emerging plan has been though examination with main modifications received in early 2019. It is anticipated that the new Local Plan will be adopted in Autumn 2019.

National Planning Policy Framework
Section(s) 2 Achieving Sustainable Development; 4 Decision Making; 12 Achieving Well Designed Places; 15 Conserving and enhancing the natural environment.

SITE HISTORY / RELEVANT APPLICATIONS
80/09462/OLD DC Two Storey Extensions, essentially a rebuild. Refused.

[Building reg. approval for flat roof porch at front 08/06/83]

02/00865/FUL	Two Storey extension to north elevation. Approved 05/11/02. (not implemented)
05/01388/FUL	Single storey front and rear extensions. Approved 31/01/06. (not implemented)

The single storey gable addition on the rear was apparently built after 2006 (aerial photographs) without planning permission.

CONSULTATIONS

Publicity
Site Notice expiry date: 22.02.19
Neighbour consultation period ends: 13.02.19

Public Comments
One anonymous comment has been received raising concerns over the volume of traffic, especially with the potential traffic from the nearby Mobberley Farm housing site. Land which adjoins the application site does not seem to identify the land owner by the highway authority.

Town / Parish Comments
Cheadle Town Council: No objection

Severn Trent
No objection.

OFFICER COMMENTS

Applicable Policy Approach
The dwelling is in a countryside location outside of any identified settlement where the 'other rural areas' strategy SS6c of the Core Strategy applies. The strategy does provide for the extension of rural buildings where that development would comply with its 'rural housing' policy R2. That policy requires extensions to existing rural

dwellings to be of an appropriate scale and design that would not have a detrimental impact on the existing dwelling and the character of the rural area. Where the proposal is to enlarge a rural dwelling, this policy introduces additional and specific constraint, relevant to scale to respect the existing dwelling. This layer of constraint is over and above the 'design consideration' policy DC1 that generally requires all development to be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide. In respect of the character and appearance of the area, policy DC3 is specifically relevant to landscape and settlement setting seeking to protect local landscape from harmful development.

The development plan approach set out above is entirely consistent with the NPPF that reminds us that the purpose of the planning system is to deliver sustainable development to meet the needs of the present without compromising natural, built and historic environment for the enjoyment of future generations. Those environmental objectives are reiterated in chapters dedicated to 'achieving well-designed places' and 'conserving and enhancing the natural environment', good design is fundamental to sustainable development.

The development plan and national planning policy therefore, would provide for the enlargement of the applicant's dwelling provided the extensions would not harm the character and appearance of the area by changing and adversely affecting the character, appearance and scale of the existing dwelling.

Impact on the character and appearance of the area

The character of the area is distinctly rural, a unique edge of woodland location that appears remote. The landscape provides countryside amenity to be enjoyed by users of the highway as they leave the market town of Cheadle. Although the existing dwelling is quite prominent and close to the roadside, it is a small and compact cottage that sits comfortably with simple vernacular shape and form against the tree line. The existing dwelling actually enhances the character and appearance of the landscape, providing foreground and interest balanced in its context without dominating.

The dwelling's rear elevation is most apparent it provides a simple well proportioned profile that sees the ridge line step down between two equal parts, with chimneys providing additional shape and character. The proposed development would remove the chimneys and damage those proportions by elongating the rear elevation with a two storey extension on the high side, that would not be subordinate and would instead continue the line of the main ridge, while the ridge and eaves of the part of the dwelling on the low side would be raised up, diminishing its subordinate relationship. From the long newly created rear elevation two large gables would extend from each end of the dwelling at differing heights creating very bulky disjointed additions. Contemporary suburban styling that has no relationship or reference to the existing styling would include flat roofs bi fold doors, roof lanterns, wide patios, narrow vertical fenestration, balcony and first floor patio.

The extensions would not harmonise with the parent building; they would not respect the scale of the original building and be subordinate to it in terms of their size and

massing. The new section would not be set back from the building line and the eaves and ridge would not be lower than the parent building. As such the development would not comply with the SPD design guide.

The proposal contravenes Policies R2, DC1 and DC3 of the adopted Core Strategy and would cause conflict with chapters 2, 12 and 15 of the NPPF.

The annonomous comments area noted. However the development itself woud not lead to any conflict with the alignment of the highway and therefore woud not pose a constraint to the development of the site.

CONCLUSION / PLANNING BALANCE

The development would be of a poor design that does not relate well to the character, scale and style of the existing dwelling and would lead to large oddly formed development that harms the character and appearance of the uniquely distinct rural area. The proposal does not observe or follow the design guidance provided in the Council's adopted SPD and as such, the Development would not comply with the Staffordshire Moorlands Core Strategy's 'Other Rural Areas' strategy SS6c and policies R2, DC1 and DC3. There would be conflict with the chapters 2, 12 and 15 of the NPPF.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst
Recommendation Date: 29.03.2019

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council