DELEGATED DECISION REPORT

SMD/2019/0237 **Valid 12/04/2019**	**2 THE COTTAGES SMITHY LANE MOBBERLEY**	**PROPOSED EXTENSION TO EXISTING COTTAGE (RE-SUBMISSION OF SMD/2019/0027)** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

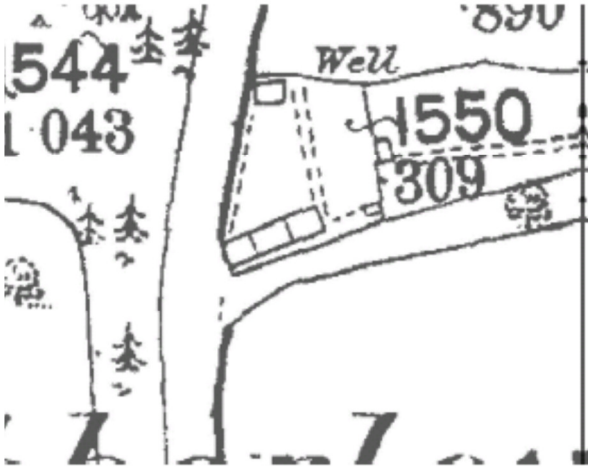
DESCRIPTION OF SITE

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; make a two storey gable addition that would extend from the rear elevation; add a single storey leanto extension across the rear elevation. All windows have traditional proportions and arrangements with lintels and brick arched detailing.

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 PREVIOUS 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: 29/05/2019
Neighbour consultation period ends: 21/05/2019
Press Advert: N/A

Public Comments
None

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 profile that sees the ridge line step down between two adjacent parts, with chimneys providing additional shape and character. However, the taller part has a slightly odd narrow proportion that appears almost as a part of a full dwelling as though it has been truncated. The extension proposal would add a two storey extension on the tall side of the existing, continuing the ride line creating a not excessive double fronted proportion on this part of the dwelling. Ultimately this would read comfortably as being part of the original dwelling rather than an addition that dominates. The lower part of the dwelling would remain largely unaltered with its existing roof ridge and proportions intact, retaining subordinate form against that of the taller part. The addition of a little peaked dormer built up from eaves on the front elevation, would be largely concealed from public view, inconsequential to the overall appearance of the dwelling and a little detail that would not be out of character. To the rear elevation, the taller part of the dwelling would then be wide enough to take a two storey gable extension that would have traditional form, shape and proportions. The detailing with plain clay tiles, matching brick, chimneys, fenestration, window lintels and arches all retain and enhance traditional Moorlands rural character.

Overall the extensions would harmonise with the vernacular character of the original and result in a property that would still read as a traditional moorlands dwelling in scale, character, shape and detail. The development would not therefore, harm the

character and appearance of the area and would still contribute as appropriate built form providing foreground and interest to the landscape. The proposal would not contravene policies R2, DC1 and DC3 of the adopted Core Strategy and would cause conflict with chapters 2, 12 and 15 of the NPPF.

CONCLUSION / PLANNING BALANCE

The proposed extensions would not harm the character and appearance of the area.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 11/06/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council