DELEGATED DECISION REPORT

SMD/2019/0062	**13 DAISY AVENUE**	**PROPOSED SINGLE STOREY**
Valid 25/02/2019	**IPSTONES**	**SIDE EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- design
- neighbour amenity
- street scene
- adjacent Conservation Area and Listed Buildings

DESCRIPTION OF SITE

Two storey brick and tile semi in corner position of a quadrangle of likely late mid 20th C development. At the head of the quadrangle (east) at right angles to the application property is a terrace of 4 similar style properties of the same period. A triangular back garden fans out to the side and rear (SE) of the application property sharing a boundary with the side and rear garden of No.12. The latter is at a slightly higher level relative to the application property. All the properties are set back behind a front garden – in the case of some, including the application property, laid to vehicular pull-in.

The Conservation Area boundary is angled around the boundaries of the rear garden. South and SE of the application property at a minimum distance of c.30m from the proposal are several Listed Buildings, nos. 5, 7 and 9 High Street and 11 High Street – all Grade II.

PROPOSAL

As first submitted the scheme proposed a flat-roofed development on a more-or-less triangular plan projecting up to 6.5m from the side of the application property. In a revised proposal a hipped pitched roof arrangement has been devised for the same overall layout. An existing small flat-roofed single story out-build would remain along with the development. Materials of brick and tile to match the existing are proposed.

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
SS6a Larger Villages Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
T1 Development and Sustainable Transport

Local Plan Submission Version (February 2018)
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS8 Larger Villages Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
H1 New Housing Development
T1 Development and Sustainable Transport

National Planning Policy Framework July 2018
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places; 16 – Conserving and enhancing the historic environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2003/0583 – two storey side extension – approved

CONSULTATIONS

Publicity
Site Notice expiry date: 19th April 2019
Neighbour consultation period ends: 1st April 2019
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Ipstones Parish Council – support

OFFICER COMMENTS

Principle of Development
Within the development boundary – acceptable in principle.

Design
This is a less than conventional extension and would certainly not be recommended as acceptable as a flat roofed development. In terms of the public view from the front of the property the most forward and visible element will be the 2.5m wide single storey elevation facing the quadrangle. This is set back 2.8m from the main house front with a roof sloping back in parallel with that of the main house, though at a slightly shallower pitch. Receding to the left is the triangular part of the proposal. This is to some extent concealed from the public view due to the rising ground of the neighbouring property frontage which faces the quadrangle at right angles to the application property. The roof slope will be visible but the overall layout is receding from the public frontage.

There is generous separation in the rear garden with neighbours to the S and SE which are in the Conservation Area and, as noted above, nos 5 to 9 and no. 11 are Listed Buildings. The latter form a tight front with the High Street. The combined effect of the tight frontage and the distance of separation (30m plus) to the rear means that there would be no readily noticeable public view (if any) of the development from the High Street. There is a narrowly glimpsed view of the roof line of certain of the High Street buildings from Daisy Avenue in the location of the proposal. Despite the unconventional form and some initial reservation on the part of the case officer, on taking account of the specifics of the site as discussed above the design is not found problematic.

Amenity
Taking account of window positions and separation distances, no adverse impacts for neighbour amenity in terms of privacy or outlook area identified

Heritage
As regards the nearby Listed Buildings there is a statutory duty placed on the LPA, under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to consider the impact of the proposal on the special architectural and historic interest of the Listed Buildings and their settings.

As regards the Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 places a statutory duty on the LPA in assessing planning applications in respect to any land or buildings in a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In reaching its decision the LPA has to demonstrate that the Section 72 Duty has been applied and discharged. Section 72 (and Footnote 6 of para.11 of the NPPF) creates a strong presumption in favour of the preservation of Conservation Areas and their setting.

An LPA can only discharge its duty if it has carried out a proper assessment of the impact on a Conservation Area and/or a Listed Building, is conscious of the duty and has demonstrably applied it in assessing the proposal. This assessment extends to setting, the surroundings in which a heritage asset is experienced.

NPPF paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, “great weight should be given to the asset’s conservation”.

Paragraph 194 goes on to say that: “any harm or loss [to a heritage asset] should require clear and convincing justification.”

NPPF paragraph 196 states that: “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

The Daisy Avenue development is a fairly cohesive small period estate set apart from and outside of the Conservation Area and not affecting the principal public aspects of the CA. As noted under design above there is little if any scope to view

the proposal in conjunction with the pubic settings of the Listed Buildings. As a small addition to one of the properties, the overall relationship and impacts of the Daisy Avenue estate to the CA and nearby Listed Buildings would not be significantly altered as a result of this development.

CONCLUSION / PLANNING BALANCE

Although there are reservations about the design due to its 'spread', for the reasons discussed based on the particular topography of the site and very limited street scene impact the scheme is found on balance acceptable. No neighbour amenity concerns arise and the potential impacts on heritage assets are also considered and found not to create any additional harm.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 1st August 2019

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council