DELEGATED DECISION REPORT

SMD/2020/0281 **Valid 16/06/2020**	**CORNER COTTAGE** **GALLOWS GREEN** **ALTON**	**PROPOSED TWO STOREY EXTENSION, SINGLE STOREY REAR EXTENSION AND THE REPLACEMENT OF EXISTING FLAT ROOF WITH PITCHED ROOF** **(FULL - HOUSEHOLDER)**

MAIN ISSUES
Impact on the host dwelling and the character and appearance of the area

DESCRIPTION OF SITE
The Cottage is apparent on historic maps dating from the mid 19th Century. It is not recorded as a building of heritage value, but from the front in particular it is obviously a building of some age and presents a well balanced double fronted stone elevation with stone chimneys to each gable end. The property is pleasantly striking in comparison to the contemporary bungalows and dwellings opposite and in the vicinity.

The rear has been extended with a flat roof extension at first floor and this does appear rather clumsy.

The dwelling is at the end of the narrow access lane Gallows Green and the very edge of the village boundary it occupies a prominent corner plot with open countryside beyond to the west.

PROPOSAL
To enlarge the dwelling with a two storey side extension built from brick. The width of the side extension would be more than half the width of the original elevation (approx. 2/3).

From the rear of the two storey extension there would be a ground floor gabled sun room extending from the rear.

The flat roof first floor rear extension would be reconstructed with a gable pitch roof.

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 Village Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Emerging Local Plan

On July 20th 2020, the Council published the Inspector's final report thereby drawing a close to the examination in public. The report concludes that with the recommended main modifications, the plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework (NPPF). As such, the main modifications which accompany the Inspector's report provide a clear indication of the final policy wording when read in conjunction with the Local Plan Submission Version (2018).
In this context, the Council's position on the weight to be given to the policies (as modified) in terms of the three criteria set out in Paragraph 48 of the NPPF is considered below:
. The stage of preparation – the Local Plan is now at the most advanced stage of preparation prior to adoption as the Inspector has concluded that the Local Plan is sound subject to the recommended modifications being made.
. The extent to which there are unresolved objections to relevant policies – the Inspector has now drawn his final conclusions and there are no further matters to resolve
. The degree of consistency of the relevant policies in the emerging plan to this Framework – the policies (as modified) have been found by the Inspector to be sound in the context of the 2012 NPPF under which the Local Plan has been examined. One of the "tests of soundness" that the Local Plan has successfully been measured against is whether it is "consistent with national policy". Because the Local Plan has been prepared and examined under the 2012 NPPF, it should be noted that in some limited cases, its policies do not directly reflect current national policy. However, planning law requires that applications be determined in accordance with the development plan, unless material considerations indicate otherwise. Current national policy is a material consideration and should be given weight accordingly. Given the above, all policies (as modified) should be given substantial weight.

Relevant Policies

DC1 – Design considerations
SS8 – Larger Village Area Strategy

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0260 Two storey side and rear extension. Refused.
SMD/2018/0541 Two storey side and rear extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date:
Neighbour consultation period ends:
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Alton Parish Council: Object, the extension is at odds with the local vernacular.

OFFICER COMMENTS
The larger village strategy at SS6a of the Core Strategy and SS8 of the emerging Local Plan make provision for the needs of a homeowner that wishes to extend or alter his property, providing the development would be sustainable and compliant with the development plan in all other respects.

Design and Impact on character and appearance
Policies DC1 of the adopted core strategy sets out a list of design considerations that new development should be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The 'Design Principles' SPD states that extensions should be subordinate to the existing building so that the original building dominates, and, that the size and shape should respect the height and proportions of the existing house to ensure the new addition fits neatly with the old.

It appears that two previous applications have been submitted, the first was refused because it would have been harmful to the host dwelling and the character and appearance of the area. The second was approved after much revision and discussion.

This application however, is a regressive step and undoes some of which has been achieved with those improvement and amendments. The width of the side extension is greater and proportionately it does not balance as well with the original dwelling and respect its proportions. It would make for a very long total front elevation that would not be subordinate, with only a minimal step down in ridge line, and would dominate the original dwelling. With the additional width in the side extension the window and door arrangement becomes lost and loses its balance. It is also proposed to use a brick rather than a matching stone a material that would be at odds with and not compliment that of the original.

The approved scheme would use a simple ground floor lean to at the rear that would tie in beneath the eaves of the two storey side extension. This style and design would be in keeping with the vernacular and retain a coherent and complimentary form and shape. This proposal however, would use a gable sun room that would stand out as a separate entity at the rear adjacent to the two storey rear gable. The arrangement of shape at the rear therefore would appear rather disjointed and the

design and shape of the sun room would read as an obvious contemporary addition that would not compliment the form and shape of the original.

It is considered that this proposal would be harmful to the host dwelling and the character and appearance of the area and not comply with policy DC1 of the Core Strategy and emerging Local Plan.

Amenity
With the two previous applications, the impacts of the proposal on neighbouring amenity were fully considered and not found to be reason to refuse the application. There is no reason to find that this proposal would impact differently in these respects.

Highway Safety
The development would make for a three bedroom house. To comply with parking standards there should be two spaces available for a house of this size. The side extension would occupy existing parking space but ultimately there would remain enough of the curtilage to make provision for two cars to park.

CONCLUSION / PLANNING BALANCE
The development would, by reason of its scale, height, design and use of materials, be harmful to the scale, proportions and unique character of a property that is obviously of significant age. The dwelling is prominent and defines a corner of development on the edge of the village settlement that is exposed to, and apparent from, the road and the countryside beyond. The development would in turn be harmful to the distinctiveness of the locality and the character and appearance of the area. As such the development would be contrary to policy SS6a and DC1 of the Core Strategy; policy SS10 and DC1 of the emerging Local Plan; the NPPF and the Staffordshire Moorlands Design Guide.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst
Recommendation Date: 11th August 2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council