**DELEGATED DECISION REPORT**

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| **SMD/2020/0347**<br>**Valid 29/06/2020** | **SUNDAWN, 1 ARMSHEAD ROAD, WERRINGTON** | **PROPOSED FIRST FLOOR CLADDING TO COVER EXISTING RENDER AND FEATURE TIMBERS**<br><br>**(FULL - HOUSEHOLDER)** |

## MAIN ISSUES

- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.

## DESCRIPTION OF SITE

The application site comprises a detached bungalow that has been partially extended with a first floor. The property is rendered and painted white, whilst to the first floor, black paint has been applied to replicate mock-tudor timber boarding. The property is located on the corner of Armstead Road and Rownall Road, within the Development Boundary of Werrington. Green Belt is located to the north and east of the application site, whilst the built-up area of the village is located to the west/south and northeast.

## PROPOSAL

Full planning permission is sought to erect cladding to the first floor of the house.

During the application, concern was raised regarding the prominence of the proposed cladding; it being out-of-character with the existing dwellinghouse and surrounding area; and contrary to the Council's Design Guide SPD. Revised drawings were therefore submitted that changed the colour of the cladding from anthracite to cream and reduced the extent of the cladding to just the two gables, from the roof down to gutter level. The application will therefore be determined in accordance with these revised drawings.

## RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

### Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations

**National Planning Policy Framework**

Paragraph(s) 1 - 14
Section(s) 4, 12

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

86/00238/OLDDC Alterations and first floor extension to form two bedrooms
Approved

**CONSULTATIONS**

**Publicity**

Site Notice expiry date: 06/08/2020
Neighbour consultation period ends: 21/07/2020
Press Advert: N/A

**Public Comments:** None

**Town / Parish Comments:** None

**Severn Trent Water:** No objection to the proposals and do not require a drainage condition to be applied.

**OFFICER COMMENTS**

**Procedural Matters**

Both the description of development and the submitted drawings describe the existing dwellinghouse as having feature timbers to the first floor. However, following a site visit it was noted that the 'feature timbers' are actually black paint. The application has therefore been assessed on the basis that no timber features currently exist

**Principle of Development**

Paragraph 11 of the National Planning Policy Framework (NPPF, 2019) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF (2019) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with

policies SS1 and SS1a of the Staffordshire Moorlands Local Plan (2020) the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2019).

The dwellinghouse is located within the Development Boundary of Werrington & Cellarhead; a 'larger village' as identified by Core Strategy policy SS8. Extensions and alterations to dwellinghouses in larger villages are considered acceptable in principle as they accord with both local and national planning policy.

**Design**

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture. The Council's Design SPD outlines the Council's expectations in respect of design.

The application site is located on a prominent corner plot and the dwellinghouse appears to have been partially extended with a first floor in the 1980s. The property is L-shaped. The elevation facing Rownall Road is blank other than the inclusion of an enclosed porch and is stepped back from the road by a front garden/parking area. To the south of the dwellinghouse is a detached garage. The elevation facing Armshead Road is built up to the back edge of the footpath and comprises a mismatch of two-storey and single storey extensions, one with a flat roof. The walls of the dwellinghouse comprise painted render with a roof covering of Marley modern tiles. To the first floor, black paint has been used to give the appearance of mock-tudor timber boarding.

As originally submitted, the application proposed the cladding of the entire first floor of the building. This was incongruous to both the existing dwellinghouse and the surrounding area, emphasised by the siting of the dwellinghouse on a prominent corner plot with part of the dwellinghouse built up to the back edge of the pavement. The revised drawings have reduced the cladding to only the two gables from the roof down to guttering level. The colour of the cladding has also been changed from anthracite to cream. The applicant still wishes to maintain the black painted mock-tudor 'timbers' which would not require planning permission.

Paragraph 7.28 of the Council's Design Guide SPD states that horizontal cladding is not a feature of Staffordshire Moorlands and vertical cladding is only seen on large agricultural sheds as an alternative to metal sheeting. However, the extent of the cladding now proposed will be minimal and will be similar in appearance to the cladding used on the gables of the roofs on some of the properties in the surrounding area. Therefore, on balance, it is considered that the cladding shown on

the revised drawings would not have a detrimental effect on the character or appearance of the existing dwellinghouse or the surrounding area.

To ensure the extent of the proposed cladding can be controlled by the Local Planning Authority so it does not have a detrimental effect on the character and appearance of the existing building or the surrounding area, it is recommended that permitted development rights covering Class A, Part 1, Schedule 2 of the GPDO are removed from the property.

**Amenity**

Core Strategy policy DC1 and paragraph 127(f) of the NPPF (2019) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposed development will involve covering part of the first floor gable elevations in cladding, resulting in a marginal increase in the size of the dwellinghouse. No additional openings are proposed. It is therefore not considered that the proposed cladding will have a detrimental effect on neighbouring amenity.

**CONCLUSION / PLANNING BALANCE**

The revised drawings have overcome the initial concerns of the Planning Officer and therefore, subject to the imposition of conditions, it is considered that the proposed development will comply with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020), the NPPF (2019) and the Council's Design Guide SPD.

**OFFICER RECOMMENDATION: APPROVE**

**Case Officer: Ailsa Berry**
**Recommendation Date: 16/09/2020**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**