**DELEGATED DECISION REPORT**

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| **SMD/2020/0452**<br>**Valid 19/08/2020** | **TOTMONSLOW FARM COTTAGE DRAYCOTT ROAD TOTMONSLOW UPPER TEAN** | **PROPOSED DEMOLITION OF EXISTING SINGLE STOREY STRUCTURES AND CONSTRUCTION OF 2 STOREY FRONT AND SIDE EXTENSION - NEW DETACHED GARAGE.**<br><br>**(FULL - HOUSEHOLDER)** |

**MAIN ISSUES**

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

**DESCRIPTION OF SITE**

The application site comprises a detached, two-storey cottage rendered and painted white with a tiled roof. The property has been historically extended to the west with a two-storey side extension; a lean-to porch has been added to the front elevation; and a single storey brick built lean-to has been constructed to the eastern side elevation.

The dwellinghouse is located immediately adjacent to the southern side of Draycott Road, with the rear of the cottage fronting Draycott Road and the front elevation facing across a large garden to the south. Access into the site is via a single width unnamed track from Draycott Road, leading to the property's driveway in the southwestern corner of the plot.

TPO protected trees are located in a group along the western boundary of the site, whilst 2no. individual TPO protected trees are located within the front garden. The application site is located in the Open Countryside.

**PROPOSAL**

Full planning permission is sought to construct a two-storey side extension and a detached garage.

**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
SS7 Cheadle Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport
NE2 Trees, Woodland and Hedges

**National Planning Policy Framework**

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

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

A planning application was approved in 2017 for the redevelopment of the wider Totmonslow Farm complex. This did not involve any changes to Totmonslow Farm Cottage itself but proposed a new access and driveway to the property. The 2017 permission has been implemented, with work commenced on site.

**CONSULTATIONS**

**Publicity**

Site Notice expiry date: 27/10/2020
Neighbour consultation period ends: 11/09/2020
Press Advert: N/A

**Public Comments:** None

**Town / Parish Comments:** Draycott in the Moors Parish Council has no objection to the planning application.

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

**OFFICER COMMENTS**

**Principle of Development**

The application site is located in the Open Countryside, whereby Local Plan policy SS10 is applicable. This policy states that areas within the Open Countryside will only provide for development which has an essential need to be located in the countryside and outlines the types of development that are considered acceptable in principle.

One such exemption is *'allowing extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area'*. In

principle, a two-storey side extension and a detached garage are therefore considered acceptable.

**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 and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

In respect of garages, the Design Guide SPD states that garages *'need to be designed and built in sympathy with the properties they serve. Materials and roof pitch should generally match those of the parent building. If attached to the building, the new garage should be clearly subordinate. A separate garage building is however often the better solution particularly where more than one garage is needed'*.

The two-storey extension, as submitted, extended forward of the front elevation and over-dominated the original dwellinghouse. Numerous windows were proposed in the extension's side elevation and the detached garage was to have a half-hipped roof; none of which reflected the character or appearance of the existing cottage. Revised plans were therefore submitted to overcome these issues.

The two-storey side extension, as amended, will be attached to the eastern elevation of the dwellinghouse and will result in the demolition of an existing brick built single storey lean-to. The extension will project 4 metres from the side of the original dwellinghouse, will now be stepped back from the front elevation, will have an eaves height to match and a ridge height that will now be marginally lower. It will be constructed of painted render with a tiled pitched roof to match the existing cottage. The proposed extension will be subservient to the existing dwellinghouse and will complement the dwellinghouse's character, materials and design. The number of windows within the side elevation of the proposed extension has been significantly reduced, thereby reflecting the character of the original dwellinghouse which has few windows in its side elevations. The existing front porch, which currently is out-of-character, will be demolished. Its removal will enhance the appearance of the existing dwellinghouse.

The proposed double garage will be constructed of an Oak frame, with stained timber cladding to three sides, whilst the front elevation will remain open. The structure has been amended to have a tiled pitched roof to match the existing dwellinghouse. The proposed garage will be sited approximately 8 metres to the east

of the proposed side extension, stepped in from both the front and side boundaries, ensuring that the existing vegetation to the boundaries can be retained. The garage will measure 6 metres x 6 metres, with an eaves height of 2.2 metres and a ridge height of 4.6 metres. The scale of the proposed garage ensures that it is subservient to the existing dwellinghouse and its siting will ensure that it is not highly visible or prominent within the street scene.

The revised drawings are considered to have overcome the Planning Officer's initial concerns and the proposed development is now considered to comply with policy DC1 of the Local Plan, the Design Guide SPD and the NPPF (2019).

**Amenity**

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 nearest residential properties to the application site are the farmhouse, 'Totmonslow Farm' located to the southeast, and a recently converted detached outbuilding located to the south. The proposed extension and detached garage will be sited approximately 30 metres from the farmhouse and approximately 40 metres from the converted building. These distances are considered sufficient so as not to have a detrimental effect on the amenity of these properties.

The proposed development will therefore comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

**Highway Safety**

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

A driveway will utilise the existing access from the unnamed lane that will lead towards the proposed open-fronted double garage. A turning area will be provided in front of the dwellinghouse. There will be three bedrooms at the property and therefore 2no. off-street parking spaces are required. These will be accommodated within the proposed garage. There are therefore no highway safety issues surrounding the proposed development and it will comply with policies T1 and Dc1 of the Local Plan (2020) and the NPPF (2019).

**Trees**

Policy NE2 seeks to protect existing trees, woodlands and hedgerows from loss or deterioration. This will be achieved by requiring them to be retained and integrated within a proposed development unless the need for and benefits of the development clearly outweigh their loss. It goes on to state that the Council will refer to its adopted Tree Strategy in the consideration of proposals and will seek to retain as many trees and as much hedgerow on site as possible.

Policy 2.2.6 of the Council's adopted Tree Strategy states that *'the Council will not*

*normally grant planning permission for development proposals which directly or indirectly threaten trees of significant amenity unless there is overriding justification to do so'.*

A group of TPO protected trees is located to the western boundary of the side and 2no. individual trees sited within the front garden of the property are TPO protected. No Tree Survey has been submitted with the application.

The proposed extension, garage and driveway are all sited away from the TPO protected trees and therefore are unlikely to affect their wellbeing. However, it is recommended that a tree protection condition is attached should permission be granted, to ensure that the existing trees are protected during construction. As this will be a pre-commencement condition, the planning agent has agreed that it can be attached. Subject to the imposition of such a condition, it is not considered that the existing trees will be affected by the proposed development and it will comply with policy NE2 of the Local Plan (2020) and the NPPF (2019).

**CONCLUSION / PLANNING BALANCE**

For the reasons outlined above, the proposed development (as shown on the revised drawings) is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval.

**OFFICER RECOMMENDATION: APPROVE subject to Conditions**

**Case Officer: Ailsa Berry**
**Recommendation Date: 14/12/2020**

X

Signed by: Jane Colley Signature

**On behalf of Staffordshire Moorlands District Council**