

DELEGATED DECISION REPORT

SMD/2021/0207
Valid 24/03/2021

HIGHFIELD GRATTON
LANE
GRATTON

PROPOSED FRONT PORCH
EXTENSION AND
CLADDING/RENDERING OF
EXISTING WALLS

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

Inter war hipped roof red brick bungalow. Located alongside the narrow country Gratton Lane, in the Green Belt. It is relatively isolated midway between the cluster settlement of Gratton to the north and the edge of Endon to the south. In places the red brick is mismatched where there has been alteration and some enlargements to provide garages to the side in particular. In patches and sections to the side smooth off white render has been used. However, it is clear that some new window alterations and replacements has introduced engineering block to resize openings.

The property is concealed from the roadside by high holly hedges and timber gates. The curtilage and rear garden is enclosed by dense hedges. The rear of the property is open to countryside where the levels fall away into the valley and the hawthorne hedge is kept low. However, the rear of the property concealed from any public vantage that might be achieved from footpath no. 49, 230m to the south, or Dunwood Road, 1km to the east, by landscaping, hedgerow enclosure and trees within the intervening landscape.

PROPOSAL

To make a modest addition at the front that would extend the hipped roof porch to consume and replace an existing flat roof addition. The extension would extend the ridge line of the hipped roof behind to tie in with the dwelling, but would finish and present a gable roof and elevation to the front. The front gable would include a 'contemporary' window feature in the roof apex.

Originally the proposal was to attach timber cladding across the whole of the front elevation and to render both sides. However, following some discussion and arrived at as a compromise, they have revised the scheme to omit any use of cladding, retain the original red brick across the whole of the frontage (apart from a small amount of render under the apex roof either side of the glazing feature) and the rear elevation, and to render both side elevations.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area Strategy
DC1 Design Considerations
DC3 Landscape Character
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None Identified from Stat Map search

CONSULTATIONS

Publicity

Site Notice expiry date: 11th May 2021
Neighbour consultation period ends: 11th May 2021
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Horton Parish Council: No Objection

OFFICER COMMENTS

Impact on the Green Belt

In the green belt development is inappropriate and, by definition, harmful unless it is provided for by one of the exceptions on the closed list at paragraph 145 of the NPPF. One of those exceptions includes the alteration and enlargement of a building provided it does not increase the size disproportionately over and above that of the original building.

I have not been able to reveal any planning history from a stat map search, but it is likely that the original building has already been extended – there is the porch at the front and utility rooms and garages at the side elevation facing north. In any event, the replacement porch at the front would largely repurpose the footprint or floor area of the old pre existing flat roof out rigger, and where some enlargement might result with an additional width of 1.4m at the side, and some roof massing where a full pitched roof would tie into the original, the size increase when considered against the whole of the dwelling would be non-material or marginal and of no significance for green belt considerations.

Design and Impact on the Character and Appearance of the Area

The front elevation is currently a mismatch of various shapes and forms – a flat roof outrigger to the front of a hipped roof porch and a staggered range of garages to the side elevation. The new gabled front porch would reassert this as the principle front entrance and bring some design continuity and cohesion that would tie it into the roof shape and line of the original dwelling.

The applicant has agreed to omit the use of timber cladding from the front elevation and would retain and match up to the original red brick that might be visible from the roadside at the front, particularly when the gates are open. So too, at the rear east facing elevation that presents to open countryside the elevation would remain unaltered and the original red brick would be retained. The new porch would include a front facing apex window which is at odds with the fenestration detailing elsewhere on the property. However it is noted that there are newly created patio doors which have been inserted into the property (which would not have required planning permission), and this to some degree has diluted the existing character of the property. Therefore on balance this feature is considered to be acceptable.

On each of the side elevations facing north and south, full use of monocouche render is proposed to cover over mismatched brick work, exposed engineering block and to create the effect and character that applicant desires within their garden space. Neither of these elevations are exposed or revealed within the landscape, screened and enclosed by garden hedges and any angled view from the rear broken by trees and field boundaries.

There would be no harm to the character and appearance of the area or the significance of the surrounding landscape. There would be no conflict with policy DC1 or DC3 of the Local Plan or the Staffordshire Moorlands Design Guide.

Amenity

The dwelling is relatively isolated, the nearest and adjacent dwelling is some 50m to the south. Both properties are enclosed and concealed from the other by hedgerow boundary.

Highway Safety

No increase in bedroom numbers or loss of car parking spaces.

CONCLUSION / PLANNING BALANCE

Acceptable householder development that would not be harmful to the Green Belt or adversely affect the character and appearance of the area. The development would comply with the policies of the Local Plan listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 28/05/2021

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council