

DELEGATED DECISION REPORT

SMD/2021/0460
Valid 09/07/2021

3 SPRING CRESCENT
BROWN EDGE

PROPOSED RE-FACING OF
EXTERNAL WALLS WITH
BRICKWORK

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site comprises a semi-detached, two-storey dwellinghouse constructed of concrete panels to the ground floor and a mansard roof covered in concrete interlocking roof tiles above.

The application site is located in the Development Boundary of Brown Edge. It forms part of a development of similar semi-detached dwellings that form a circle around a central grassed area of open space.

PROPOSAL

Full planning permission is sought to re-face the existing ground floor concrete panelled walls with brick.

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 Areas Strategy
DC1 Design Considerations

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 24/08/2021

Neighbour consultation period ends: 04/08/2021

Press Advert: N/A

Public Comments: None

Town / Parish Comments: Brown Edge Parish Council has no objection to the proposed development.

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

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2021) 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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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 (2021) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, 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 (2021).

The dwellinghouse is located within the Development Boundary of Brown Edge; a 'larger village' as identified by Local Plan policies SS2 and SS8. Extensions and alterations to dwellinghouses in villages are considered acceptable in principle as they accord with both local and national planning policy.

Design

Policy DC1 of the Local Plan (2020) 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 130 of the NPPF (2021) 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 Guide SPD outlines the Council's expectations in respect of design and states that *'alterations need to be undertaken with care. Insensitive changes can easily spoil a building...The aim is to revitalise the building without altering its fundamental character'*.

The existing dwellinghouse has concrete panelled walls to the ground floor that are visually unattractive and not likely to be thermally efficient. It is proposed to clad the exterior of the ground floor of the dwellinghouse with brick. The attached neighbouring property has undertaken identical works to their ground floor walls, as has the majority of the dwellings in the street. The application site is one of the last to undertake such works to the exterior of the ground floor walls.

The applicant is proposing to use Atherstone Red Multi brick which will have a similar appearance to the bricks used on the properties to either side. The proposed brickwork will increase the footprint of the ground floor of the dwellinghouse however, it will be to the same depth as the attached dwellinghouse.

The re-facing of the existing ground floor concrete panelled walls of the dwellinghouse with brick will improve its appearance and the appearance of the street scene. It is for these reasons that the proposed development is considered to comply with policy DC1 of the Local Plan (2020), the Design Guide SPD and the NPPF (2021).

There would be no implications on the residential amenities of either neighbour.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 01/09/2021

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council