

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 19 September 2021 21:41:58

Application Reference No. : SMD/2021/0551 Site Address: 3 Railway Cottage Churnet View Road Oakamoor Staffordshire ST10 3AE Stoke-On-Trent Comments by: Jo Prior

From:

The Beehive
Churnet View Road
Oakamoor
Cheadle

ST10 3AE

Phone:

Email:

Submission: Objection

Comments: Whilst in principle we are not objecting to a single storey extension to Railway Cottage there are several issues that we feel need to be addressed before the application proceeds:

1. Landscape ; the extension requires the removal of a large grassed bank area at the side of the property adjacent to our boundary. There is a steep incline to this land and our car park sits adjacent to the rear boundary at first floor level with the existing cottage. We are concerned that the gradient of the landscape and the amount of soil that needs to be removed to allow the extension could lead to movement and subsidence on our driveway and car park.
2. Drains ; having read Severn Trent's response to the application, we believe that a drain from our car park runs in to the manhole in the garden at Railway Cottages in the vicinity of the proposed extension and requires further investigation.
3. Design and quality ; the proposed extension is visually obtrusive in its current format i.e. render and not sympathetic to the Conservation Area in which it is situated. The design and siting fail to relate to the historical character of the building and will be visually harmful. An article 4 restriction is already in place for existing buildings within this Conservation Area to try and prevent further loss of character of the area and whilst this is a new extension, it is attached to an old building with historical significance on full view along the frontages of Churnet View Road.

In response to the Design and Heritage Statement (provided with the application)

Layout p3 ; this states there will be no changes to the general site layout. However, a large green bank to the side of the property on full view from street level has to be excavated to street level in order for the extension to be built.

Impact page 4 ; I strongly disagree with this statement by the applicant that the extension does not impact on the frontage. As specified under Scale on page 3, the extension is parallel to the frontage, although set very slightly back , it is on full view from street level in a completely different material and not stone. As such it will impact negatively upon the historical character of the building and the conservation area.

In regards to part 5 of the application ; Materials:

The existing building is predominantly stone with a brick extension to the rear that is not in full view from the frontage. The brick extension is in buff colour and whilst in a different material blends in with the existing stone due to colour. The proposal is to build an extension finished in render a completely different material and in contrast to the existing material and the requirements of Staffordshire Moorlands Design Guide.

The material section in the application does not specify the type of render to be used. Other properties within the Conservation Area that are rendered are done so in a dash render, a very traditional type of external render. There is also no stipulation over colour. In its current format a single storey extension could be added in plain render and painted any colour e.g. pale blue, pink or green. As a minimum within a conservation area I would expect a stipulation to ensure any rendered property fits in with any surrounding rendered building within the Conservation Area but still believe that any extension should be of similar materials to comply with both the Design Principles for Staffordshire Moorlands and the requirements of Conservation Area designation as specified below.

Design Principle for Development in Staffordshire Moorlands- New dwellings and extensions to dwellings:

I believe the existing proposals do not comply with this framework in the following instances

Page 2.5 Extensions should integrate with the original building by the use of similar details and materials.

Page 2.9 Materials & when considering extensions, the aim should be to match the existing wall.....material and where these are no longer available to obtain a sample which is as near a match as possible.

The proposal is for an extension finished in render when the whole frontage of the existing property is in stone. The previous buff coloured brick extension referred to is at the rear of the property and out of full view.

Whilst the comments from the Conservation Officer have yet to be published, I have the following general observation in relation to the Character Appraisal for the Conservation Area and the planning application.

Whilst the applicant suggests that the fact that Railway Cottages is only specifically mentioned once in the Character Appraisal means it is of little historic significance, is I feel misguided as this refers back to when it was occupied by the Wharfinger, before the railway, as part of the canal wharf buildings. This refers back to 200 years ago. This and its location in Churnet View Road, adjacent to The Square and Carr Bank which are specifically mentioned several times throughout the appraisal as an area where the original character is under threat and needs to be retained, shows its historic significance. In addition, it has been popularised in early photographs of the area.

In its current format I believe the extension harms the character of the original building. Railway Cottage is in a prominent location within the village and Churnet View Road with historical significance and contributes to the character and appearance of the Conservation Area.

Finally, as a listed party for consultation on the planning application, living adjacent to the site of the extension, we would have expected to be formally notified by SMDC to advise of the planning application and asked for our comments. We found out about it from other residents living in the road, despite being specifically listed along with Severn Trent and Oakamoor Parish Council among others, who I assume were formally notified.

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