

PLANNING STATEMENT

**16 CHURCH LANE
CHECKLEY**

SEPTEMBER 2021

Site Address:

16 Church Lane, Checkley, Staffordshire, ST10 4NJ

Applicants:

Ms. S. Wilkinson and Mr. K. Heathcote

Proposal:

Erection of two storey rear extension, single storey side extension,
raising of ridge line and erection of detached double garage

Planning Statement:

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Report Prepared By:

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1. Introduction

- 1.1 Rob Duncan Planning Consultancy has been instructed by Ms. S. Wilkinson and Mr. K. Heathcote to prepare a planning application for the erection of a two-storey rear extension, including a raising of the ridge height of the existing dwelling, along with a single storey side extension and the erection of a detached double garage at 16 Church Lane, Checkley.
- 1.2 The existing dwelling constitutes a three bedroomed bungalow and dates from the mid-20th Century. The application proposes the remodelling and extension of the bungalow to create a one-and-a-half storey dwellinghouse. This will be achieved by way of a two-storey rear extension that will accommodate an open plan living room / dining area, connected to a remodelled kitchen. The extension will occupy a footprint of 38.5 metres. The extension is to be constructed from red facing brickwork with a Staffordshire blue tiled roof above.
- 1.3 The proposals also encompass the raising of the ridge line of the existing property by 0.9 metres in order to facilitate the provision of three bedrooms and a bathroom within the resultant roofspace. A single storey side extension to form a utility is also proposed, which will have a footprint of 8 square metres. The application also proposes the rendering of the front and side elevations of the dwelling with white render.
- 1.4 To the rear of the dwelling, it is proposed to erect a detached double garage with lean-to log store, that will occupy a footprint of approximately 41 square metres and standing to a height 4.5 metres. The existing vehicular access to the site will remain unaltered.

2 Site & Surroundings

- 2.1 The application site comprises a detached single storey bungalow constructed from red facing brickwork with a Staffordshire blue tiled roof above. It dates from the mid-20th Century and is located on the western side of Church Lane, within the Checkley Conservation Area. There is a Grade II Listed cottage located to the immediate northeast of the dwelling (Church View Cottage), with the Grade II Listed former Rectory located to the east on the opposite side of Church Lane. The Grade I Listed St. Mary's and All Saints Church lies a short distance to the southeast.
- 2.2 Residential development encloses the southern boundary of the site, with the rear gardens of properties in Cranberry Avenue backing onto the rear portion of the site. The existing dwelling is served by a vehicular access in its southeasternmost corner which provides access to a long driveway that extends rearwards into the site. There are a range of outbuildings located to the northwest of the dwelling which are also within the applicant's ownership. The site as a whole, along with the surrounding built-up area is defined by the Local Plan as being within the rural area.

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The Development Plan for the area comprises the Staffordshire Moorlands Local Plan 2020, of which the following policies are of relevance to the determination of the application:

3.2 Policy SS10 of the Local Plan relates to the 'Other Rural Areas Strategy' and states that the Council will allow 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.

3.3 Policy DC1 of the Local Plan relates to 'Design Considerations' and states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should (amongst other requirements):

- be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;
- be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance
- protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight,

visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution

- provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use

3.4 Policy DC3 of the Local Plan relates to 'The Historic Environment' and states that:

1. The Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.
2. Protection will be given to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.
3. All applications likely to affect heritage assets will require the submission of a heritage statement, including a qualitative visual assessment where appropriate.
4. Where development is likely to affect archaeology, both designated and undesignated, the Council requires the submission of a desk based assessment, and where appropriate, field surveys and trench evaluation by a qualified professional.
5. Where the loss of significance is unavoidable, recording should take place and this should be added to the Historic Environment Record as a minimum, held by Staffordshire County Council.

6. The Council will continue its proactive approach to heritage assets at risk and welcomes development proposals which would result in the sympathetic reuse of these assets in line with NPPF policy.
7. The Council will promote development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance through the use of Conservation Area Appraisals, Design Guidance and Statements, Archaeological Assessments, Characterisation Studies and Masterplanning.

4 Other Material Considerations

National Planning Policy Framework (2021)

- 4.1 The National Planning Policy Framework (NPPF) seeks to secure the delivery of sustainable development, and sets out guidance, *inter-alia*, in respect of securing high quality design and safeguarding heritage assets. The content of the NPPF has been taken into consideration in the preparation of this document.

Staffordshire Moorlands Design Guide SPD (2018)

- 4.2 The adopted Design Guide SPD sets out guidance aimed at securing high quality design within the Staffordshire Moorlands. The content of this document has been taken into consideration in the preparation of this document.

SMDC New Dwellings and Extensions to Dwelling SPD

- 4.3 This document also sets out guidance aimed at securing high quality design within the Staffordshire Moorlands. The content of this document has been taken into consideration in the preparation of this application.

SMDC Space about Dwellings Standards

- 4.4 This document sets out minimum standards that new residential development should seek to meet in the interests of safeguarding residential amenity and ensuring a satisfactory level of amenity for future occupiers. The content of this document has been taken into consideration in the preparation of this application.

5 Planning Assessment

- 5.1 The application proposes the extension and alteration of the existing detached bungalow to remodel it into a one-and-a-half storey dwellinghouse, along with the erection of a detached double garage. The application site is located within the rural area wherein policy SS10 of the Local Plan makes provision for extensions or additional domestic outbuildings 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.
- 5.2 The proposed raising of the ridge line of the bungalow by a modest degree (0.9m) to facilitate the provision of accommodation within the roofspace is not considered to derive any material adverse harm to the character and appearance of the area. The Local Authority's design guidance recommends that the roof form of new development should be simple with a dominant roof line, and where appropriate to the locality, emphasised by gables. The design guidance also states that the roof should span the shorted side and should incorporate a roof pitch to match those of the locality. The proposals to raise the ridge of the existing dwelling are in full accordance with the above guidance, and on approach to the site along Church Lane will not have an appreciable impact on the character and appearance of the area.
- 5.3 The proposed two storey rear extension will have a simple, gabled design, with a symmetrical rear elevation, and will be largely screened from public view by the existing dwelling, and by the neighbouring properties to the north and south. The proposed single storey side extension will be similarly unobtrusive with a wholly subservient scale and massing to the host dwelling and will replace an existing lean-to structure. The proposed scale of these extensions is appropriate to the host dwelling and will not have an appreciable impact on the character and appearance of the area.

- 5.4 The proposed rendering of the existing front and side elevations of the property will materially change its external appearance, but render is a common material within the Checkley Conservation Area, with a number of immediate neighbouring buildings exhibiting it. The resultant appearance of the dwelling within the streetscene will assimilate well with the white painted gable end of the adjacent Church View Cottage and the twin rendered gable ends of 20 Church Lane to the south.
- 5.5 The proposed garage is modest in size and height to reflect its purposes as an ancillary, domestic building, and incorporates two single width openings with a central pier in between, rather than one large opening, as per the recommendations of the Local Authority's design guidance. It's simple, muted palette of materials also serves to minimise its visual impact and is in keeping with the semi-rural character of the area. The siting of the building also ensures that it has a clearly subordinate relationship to the host dwelling. T
- 5.6 Having regard to the considerations set out above it is concluded that the proposed extensions to the existing dwelling and the raising of its ridge line, along with the construction of the detached double garage, will be appropriate in scale and not derive any adverse impact to the character and appearance of the rural area. The proposed development is therefore in accordance with policies SS10 and DC1 of the Local Plan and guidance contained within the NPPF.

Heritage Impacts

- 5.7 The application site is located within the Checkley Conservation Area, and there are a handful of Listed Buildings located in close proximity to the site, including Church View Cottage to the immediate north (Grade II Listed) and the former Rectory (Grade II Listed) to the east on the opposite side of Church

Lane. The application has consequently been accompanied by a Heritage Statement prepared by Philip Heath (Heritage Consultant).

- 5.8 The Heritage Statement concludes that the proposed rear extension would have a negligible impact on the character and appearance of the Conservation Area or the setting of nearby Listed Buildings, noting that its form would not be alien to the existing dwelling and will not be visible from any significant vantage points. It is also concluded that the raising of the ridge height would maintain the basic form of the house, and that a roof pitch of 40-45 degrees would be entirely normal for a historic clay-tiled roof.
- 5.9 The Heritage Statement furthermore concludes that the proposed garage will sit well back within the site and will have an ancillary character, whose siting leaves the most attractive and open part of the site to the south unaltered and will not impinge on any important views within the Conservation Area. The proposed rendering of the existing front and side elevations is also concluded to be acceptable, noting that the existing brickwork is bland and atypical of the Conservation Area. The proposed development is therefore considered to accord with the provisions of policy DC2 of the Local Plan and relevant guidance contained within the NPPF.

Residential Amenity

- 5.10 The design of the proposed extensions has been sympathetically considered so as to avoid any adverse impact to neighbouring residential amenity. On the front elevation three conservation style rooflights are to be inserted to serve the third bedroom and the bathroom within the roofspace. Neither the third bedroom nor the bathroom constitutes a principal window (as defined by the adopted Space about Dwellings guidance) but are in any event located in excess of 30 metres from the apartments located within the former Rectory on

the opposite side of Church Lane. The required interface distance of 22 metres is therefore comfortably exceeded.

- 5.11 The proposed rear extension is similarly located a considerable distance from the neighbouring properties in Cranberry Way to the west that exceeds the required 22 metre interface distance. No adverse impact to the amenity of the occupiers of those dwellings will therefore ensue as a result of this development. None of the extensions, nor the detached garage give rise to any conflict with the 45-degree standard.
- 5.12 The submitted proposal incorporates the provision of two rooflights into the south facing roofslope of the main bedroom, along with new side facing windows in the southern elevation of the building (three at ground floor level and one at first floor level), and two secondary windows in the northern elevation (one at ground floor the other at first floor).
- 5.13 The three windows at ground floor level of the southern elevation will not give rise to any loss of residential amenity as they will be screened by boundary treatments. The first floor window in the southern gable end will look out onto the gable end of the adjacent property and consequently will not give rise to any material loss of residential amenity to the occupiers of that property.
- 5.14 The rooflights in the south facing roofslope are located in excess of the required distance of 6 metres from the site boundary with no.18 Church Lane and are in any event located so that the cill level of the rooflights sits at 1.6m above the internal floor level. Consequently, they will not give rise to any material overlooking of the neighbouring property. The two new windows in the northern gable end will be non-opening and fitted with obscure glazing so as to avoid any overlooking of the neighbouring occupier to the north. The proposed development will therefore not give rise to harm to residential amenity and meets the requirements of policy DC1 of the Local Plan.

6 Conclusion

- 6.1 For the reasons set out within the Planning Assessment above, it is concluded that the proposed extensions, raising of the ridge line and detached garage are appropriate in scale and will not detract from the character and appearance of the rural area. It is furthermore concluded that the proposed development will not give rise to any material harm to the significance of the Checkley Conservation Area or nearby Listed Buildings as heritage assets, and that no adverse harm to neighbouring residential amenity will ensue.
- 6.2 The proposed development is therefore in accordance with policies SS10, DC1 and DC3 of the Staffordshire Moorlands Local Plan, and guidance contained within the National Planning Policy Framework and adopted Design Guide SPD, New Dwellings and Extensions to Dwellings SPG and the Space About Dwellings guidance.