**DELEGATED DECISION REPORT**

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| **SMD/2021/0380**<br>**Valid 16/07/2021** | **THE COTTAGE MARTEN HILL SWINSCOE** | **SIDE EXTENSION (LESS THAN 2M) TO PROVIDE FOR A SINGLE STOREY KITCHEN**<br><br>**(FULL - HOUSEHOLDER)** |

**MAIN ISSUES**
Impact on the character and appearance of the host dwelling and area

**DESCRIPTION OF SITE**
Other Rural Area to the north of the 'smaller village' of Swinscoe, landscape character identified as 'Dissected sandstone cloughs and valleys'. The original 19th Century small host double fronted cottage has a principal front elevation that is at right angles to the road looking on to a small garden, while its side gable is parallel and faces the roadside. The dwelling is red brick but some of the side, field facing elevation has been painted white. The other, south west facing, side elevation faces open farmland with small scale irregular field parcels that are enclosed by tree lines and traditional hedgerow. The front of the dwelling is currently concealed from the roadside, enclosed and concealed by thick coniferous hedgerow.

The dwelling has been extended at the rear with a two storey addition that adds to the rear gable projection that runs parallel to the road. To the side of the dwelling that faces the fields, the original curtilage boundary has been removed and 5m of decking extends and opens out to the land beyond, while an area of parking surface has been provided adjacent to the road behind the highway verge. These changes occurred over 4, but less than 10, years ago.

150m to the south east of the site and 130m to the north west, Parish Footpath 36 and 37 respectively, run at right angles from the road. The hedgerow and tree lined field boundaries screen the side and garden areas of the dwelling from view.

**PROPOSAL**
A flat roof ground floor addition to infill a small corner alcove at the rear of the property. The addition would extend just 2m from the rear wall but requires permission because it adds to existing extension. The roof would have a glazed roof lantern but the proposal also includes a glazed roof balcony enclosure to the edge enclosing roof access that would be gained from first floor patio doors, this presumably for maintenance or limited amenity use.

**RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

**Local Plan Development Plan Document (Adopted 2020)**

S01 Spatial Objectives
SS1 Development Principles

SS10 Other Rural Area
DC1 Design Considerations

**National Planning Policy Framework**

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**
88/00281/OLD Extensions to rear. Approved.
SMD/2020/0391 Extensions to side and rear. Withdrawn.
SMD/2021/0023 Two storey rear extension and change of use to extend garden. Approved.

**CONSULTATIONS**

**Publicity**
Site Notice expiry date: 24th Sep 2021
Neighbour consultation period ends: 24th Sep 2021
Press Advert: N/A

**Public Comments**
None

**Town / Parish Comments**
Awaited

**OFFICER COMMENTS**

**Principle of Development**
The site is within a 'Other Rural Area' to the northern edge of the 'smaller village' hamlet settlement of Swinscoe. The Local Plan strategy for these areas (SS10) is to provide only for development which has an essential need to be located in the countryside, achieved through, 'inter alia', meeting housing requirements and specific needs. This specifically, might include allowing extensions 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. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.

**Design and Impact on character and appearance**
To accord with the strategy an extension to an existing dwelling must be appropriate in scale and design and not have a detrimental impact on the existing dwelling and the character of the rural area. Supplementary to this, local plan design policy DC1 requires development to be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character of an area in line with the Council's Design Guide SPD. With regard to 'extensions', the design guide requires them to harmonise with the parent building, respect the dominance of the original building and be subordinate to it in terms of its size and massing, as an example, setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help.

Here the dwelling has already been extended significantly at the rear, yet the origins

of the dwelling (a simple, modestly sized double fronted cottage) remained intact, where from the front it appeared unaltered. In these respects, a recently approved side extension, now well under way, modestly extends to the side in a way that is subordinate and respectful to the original form and character of the dwelling.



The addition proposed with this application is very modest and would be located away and discrete from those principle elevations, and original elements visible in the photo above. The addition would sit in a corner alcove at the rear.



There would be no harm to the character and appearance of the original dwelling or the area.

**Amenity**

There are no neighbouring properties within 150m of the applicant's dwelling. No issues are raised here, the small flat roof balcony would not overlook any private amenity space enjoyed by neighbours.

**Highway Safety**
The development would not increase bedroom numbers. Within the site there is parking and turning space to comply with standards and the development would not reduce this provision.

**CONCLUSION / PLANNING BALANCE**
It is concluded therefore that the proposed extension would not have a detrimental impact on the character and appearance of the area. The proposal accords with Policies SS10, DC1 and DC3 of the Staffordshire Moorlands Local Plan, which collectively seek to ensure that new development respects local character and integrates with its surroundings. It would also accord with the Staffordshire Moorlands Design Guide SPD, and the design objectives in paragraph 126 of the Framework.

**OFFICER RECOMMENDATION : APPROVE**

**Case Officer: Ben Hurst**
**Recommendation Date: 23/09/2021**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**