

DELEGATED DECISION REPORT

SMD/2021/0505
Valid 02/08/2021

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THE GABLES THE DRIVE
RUDYARD

REPLACEMENT OF EXISTING
TIMBER FRAMED WINDOWS
WITH NEW UPVC UNITS.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Green Belt/open countryside;
- Conservation Area;
- Design/visual impact;
- Neighbour amenity

DESCRIPTION OF SITE

The application site consists of a detached two-storey dwelling with integral garage and rectangular shaped rear garden. Land levels within the site slope downwards towards the rear boundary and then steeply beyond the fence line down towards the roadside retaining wall.

For the purposes of planning policy consideration, the application site is located within the Green Belt. The site also forms part of the Rudyard Conservation Area and is covered by an Article 4 Direction.

PROPOSAL

The application seeks consent for the replacement of wooden windows for UPVC windows. The colour will be the same- oak effect.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 Settlement Hierarchy
SS9 Smaller Villages Area Strategy
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

12: Achieving well-designed places
13: Protecting Green Belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SM96-0524	Outline permission for residential development.	Approved.
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SM98-0858	Reserved matters application for the erection of two detached dwellings.	
SMD/2014/0684	Single storey flat roof rear extension with lantern rooflight and internal alterations.	Decision = Permitted Development

CONSULTATIONS

Publicity

Site Notice expiry date: 27/08/21

Neighbour consultation period ends: 24/08/21

Press Advert: N/A

Public Comments

Town / Parish Comments None received

Conservation officer No objection

Severn Trent Waters

OFFICER COMMENTS

Principle of Development

The site lies within the Rudyard conservation area and the Green Belt. Planning permission is required as the applicant looks to replace the timber framed window units to UPVC and would not accord with Class A, A.3 which required 'materials used in any exterior work to be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse'.

Policy SS9 seek to ensure that new development reflects and enhances each village's special character and heritage by protecting and enhancing the setting and historic character of the village, including heritage assets.

NPPF paragraph 149 is that new buildings in the Green Belt should be regarded as inappropriate development save for certain exceptions as listed. One category of exception under NPPF 149 is "the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building"

It is considered that the proposed alteration will not result in a disproportionate addition over and above the original dwelling as the applicant seek to replace the timber frames to UPVC. The colour of the windows as noted in the application form will remain unchanged and match the existing and as such, it would accord with the national and local policy.

Impact to the Conservation area and design

Policy DC1 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. Policy DC2 requires new development to conserve and where possible enhance the heritage assets.

In terms of design, the change will have minimal impact to the immediate area as the proposed UPVC will be oak-effect which will be similar in appearance to the current timber windows used on the main dwelling. The proposed changes will relate with its immediate neighbour that it is similar in appearance and therefore, the works is considered to be inconsequential.

The Conservation officer raises no objection as the replacement windows and doors as they will have a similar visual appearance as existing and will cause no harm to the character and appearance of the conservation area. The proposals are therefore considered to sustain the character of the heritage asset.

This application is therefore considered to be in accordance with Policies DC1 and DC2 of the Local plan.

Amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

No adverse impacts for neighbour or public amenity are identified. The alteration would not infringe on the immediate neighbours.

CONCLUSION

The proposal would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 14/09/21

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council