

DELEGATED DECISION REPORT

SMD/2021/0359
Valid 07/06/2021

9
THE SQUARE CARR BANK
OAKAMoor

SINGLE STOREY, REAR
EXTENSION, REPLACING
EXISTING UTILITY AND
ENLARGING THE KITCHEN.

(FULL - HOUSEHOLDER)

MAIN ISSUES

The impact on the character and appearance of a Conservation Area.
The impact on residential amenity.

DESCRIPTION OF SITE

The site is in the centre of the small village of Oakamoor and to the north of the main road. It comprises a red-brick Victorian end-of-terrace dwellinghouse. The front elevation of the row of terraced houses faces a shared parking area (accessed from Churnet View Road to the west) to the south-west and also a green open space in front of this and then the River Churnet. The road lies to the north-west side of the house with the other adjoining houses to the south-east. To the rear of the site is the side elevation of another similar row of Victorian terraced houses which have their front elevations facing an open space with war memorial off Carr Bank to the south-east and the rear elevations facing Churnet View Road to the north-west. There is a back alley running along the rear boundary of the site which connects the road to the open space and Carr Bank. The site is in a Conservation Area and is affected by an Article 4 direction relating to development to the rear of the row of terraced houses.

PROPOSAL

This is a householder planning application for a single-storey rear lean-to extension which would project up to the back alley and span the whole width of the rear wall of the house, replacing a rear utility room lean-to projection which spans half the width of the property (with the other half being a small backyard) which has a corrugated metal roof. This would appear to involve removing the whole rear boundary re-brick wall which also supports the utility room roof and encloses the yard (this wall runs along the whole rear boundary of the site). The proposed back wall of the extension would be higher than the boundary wall and would be slightly lower than the eaves of the single-storey rear projection of the adjacent property which the proposed extension would adjoin. The applicants intends to use matching red brick for the new rear and side walls and Sandtoft 20/20 blue tiles for the lean-to roof. The extension would provide for an enlarged kitchen and new larger utility room with WC.

A Design, Access and Heritage Statement accompanies the application.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations
DC2 – The Historic Environment

NPPF (Revised July 2021)

Sections 12 (Design) and 16 (Historic Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 4.8.21
Neighbour consultation period ends: 4.8.21
Press Advert: 22.6.21

Public Comments

One letter of objection has been received from the neighbour to the rear of the site who considers the extension by virtue of the raising of the height of the back wall, would block light into and affect the view from side windows at his dwelling.

Town / Parish Comments

Recommend for approval.

Conservation Officer

The application relates to the rear yard of No.9 The Square (at the north-western end and one of the largest). This fronts a pedestrian passageway running across all of the terrace and significant features include the repetition of brick walls with stone copings and brick and tile outbuildings at right-angles to the terraces. This detailing has clearly been uniform in the past but some alteration has occurred, including the loss of some pitched roofs to the outbuildings (although the retention of the lower sections has retained the uniformity of this rhythmical detail) and some loss of yard walls with stone coping. However, despite these piecemeal alterations sufficient detailing survives to understand and appreciate this estate building terrace which contributes to the character of the terrace and views within the area. Evidence of greater harm to outbuildings and rear yards can be seen at 10-17 The Square.

The rear yard of No.9 has already been impacted with a low brick lean-to with corrugated roof resting on the boundary wall and replacing earlier historic detailing (which the brick outline suggests may have been a lower lean-to roof). However,

because this is relatively low you are able to look across it and it doesn't obscure detailing beyond. The yard brick wall and stone coping survives beyond the lean-to. The application proposes the raising of the height of the lean-to so that its upper edge will sit just below the first floor window cills, and will rise from just under the eaves of the adjoining outbuilding; replacing the corrugated sheet with Sandtoft 20/20 clay tiles and extending the roof across the whole of the rear yard. Three rooflights will be installed and a door inserted in the end.

I consider that the extension of the lean-to roof, raising its height and loss of the historic yard wall will be harmful to the detailing of the building. It will also enlarge the structure visually which will jar with the scale and rhythm of other walls and outbuildings fronting the passage. The junction between the new lean too and the neighbours outbuilding will be a particularly awkward detail. Whilst the replacement of the corrugated sheet is to be welcomed, the tile specified does not replicate a traditional blue clay tile. It is important to retain historic detailing to this early terrace of workers' cottage to preserve the character and appearance of the Conservation Area.

Less than substantial harm to character and appearance of the Conservation Area.

Local Flood Authority (SCC Flood Team)

Standard Standing Advice for householders to reduce flood risk/damage is provided.

Severn Trent Water

No objection.

OFFICER COMMENTS

With regard to the comments of the Conservation Officer, it is clear the original rear boundary walls enclosing yards and the stone coping on top (there is a section remaining on the wall at the site where the current yard is), are a particular positive feature of the row of traditional Victorian workers cottages. There is therefore considered to be harm to the character and appearance of the row of dwellings, very apparent from the adjacent passage to "The Green", by virtue of the replacement of the wall with a higher extension and which also creates an awkward joining of the adjacent neighbouring lean-to. The proposed tiles, although an improvement on the current corrugated roof, are still not in keeping with the cottages and there would be much larger expanse of roof than is current.

The works are considered to lead to "less than substantial" harm. The NPPF states that proposals resulting in "less than substantial harm" to designated heritage assets such as Conservation Areas should only be allowed where there are public benefits of the scheme which are considered to outweigh the level of harm identified. However, as the proposal is for a domestic extension, there are not considered to be any "public benefits" in this case. The benefits would be entirely private to the applicant and the harm is therefore not outweighed.

It was suggested to the applicant that an extension could be formed by retaining the wall at the current height and having a steeper lean-to roof as this would have resulted in less harm. However, the applicant declined to amend the plans.

The proposal, due to the harm caused to the Conservation Area, is therefore contrary to Policy DC1 and DC2 and also Section 16 of the NPPF and therefore the application should be refused.

With regard to residential amenity, it is not considered the extent of the raising in height of the back boundary wall to form the new extension would be so significant as to lead to a harmful level of additional light loss to three small ground floor side windows at the property to the rear and therefore it is not considered that overall light provision in general to the property would be significantly affected. The residential amenities of the area would not be harmed by the proposal.

CONCLUSION

The proposal would lead to less than substantial harm to the character and appearance of a Conservation Area and this harm would not be outweighed by any public benefits. The proposal would therefore not comply with the Council's Local Plan or the government planning guidance contained within the NPPF and therefore the application should be refused.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Chris Johnston
Recommendation Date: 1.10.21

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council