

DELEGATED DECISION REPORT

SMD/2021/0385
Valid 25/06/2021

5 FROGHALL ROAD
IPSTONES

**PROPOSED EXTENSION &
ALTERATIONS**

(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 within the development boundary of Ipstones and close to the centre of the village. It comprises a 1930s red-brick and grey-tile bungalow with two bedrooms in the roofspace and which lies on the east side of Froghall Road, the main road (B5053) which runs through the village and this road provides the access to the site. It is opposite The Old Red Lion pub which is on the west side of the road with the car park directly opposite the house. The front elevation of the dwelling faces south with the side elevation facing the road. To the north (rear) is a domestic garage block belonging to one of the houses on Brookfields Road which runs a short distance to the north (rear) of the site. There is a large mature tree between the dwelling and garage block to the north which appears to be on the neighbouring land. The garden on site is to the front of the dwelling (south of it). To the east side and to the south of the site is open land the land surrounding the site slopes downwards from north to south. The roadside boundary of the site is marked by a stone wall with hedge on top. The site is in a Conservation Area.

PROPOSAL

This is a full planning application for a scheme of extensions to the house and a detached double garage in the south-west corner of the site. The extensions would comprise mainly a front extension which would span the whole front wall of the house and project 6.0 metres to the front of it. It would have a pitched roof of almost the same height as current, projecting out from the front roof slope and ending with a front gable. A dormer would be placed on the new west-facing roof slope. A third bedroom would be placed in the roof. The main entrance would be moved from the front of the house (facing south) to the west side of the house in a new single-storey extension along the current west side elevation and with a lean-to roof which wraps around the whole of the top of the rear projection and spans the whole rear forming a canopy overhang at the end. A porch with dual side-gable roof would be placed at the rear end of the west side elevation extension and would form the new main entrance into the house with new modern "front door" with side glazed panels. This replaces a smaller side entrance porch with flat roof and simple narrow door. The entire walls of the resultant enlarged house would then be rendered a white colour.

The detached garage would have a roof with side gables (facing the road to the west and to the east) changing from the original plans where the roof was effectively turned 90 degrees with gables on the front and rear (i.e. facing north and south). The garage would also have a white render finish.

The application includes a Heritage Statement.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations
DC2 – The Historic Environment

Design Guide SPD 2018

NPPF (Revised July 2021)

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No recent or relevant history.

CONSULTATIONS

Publicity

Site Notice expiry date: 18/8/21.
Neighbour consultation period ends: 18/8/21.
Press Advert: 6.7.21

Public Comments

None.

Town / Parish Comments

Support.

Conservation Officer

“A small, mid-20th century building of simple form occupying a prominent site alongside Froghall Road. As the road rises northwards towards the centre of the village this building comes into view, seen in conjunction with the historic core of the village. The building is sited gable to the road, set back on elevated ground behind a stone wall topped with a hedge. There are several Listed Buildings adjacent including the Red Lion public House (opposite) and 5-9 High Street behind. The property backs on to a large field which is a significance open space in the village

and views of the bungalow are obtained across this land. The building would be regarded as having a neutral impact on the character and appearance of the Conservation Area.

Approval was given for raising the ridge height of the roof by 0.9m and installing rooflights in 2008. This does not appear to have been implemented.

This application seeks approval for a single storey front extension and a rear extension which also wraps partly around the gable facing the road. A replacement garage is also sought, siting it closer to the roadside than the existing smaller garage.

It is considered that the proposal fails to respond to the scale and character of the existing building. The building would no-longer have a legible frontage and its form would become complex and of many disjointed parts. White render is not a feature of the local vernacular which is stone and soft red brick. The garage would be large, with the opening in the gable side. It is recommended that where larger garages are proposed the doorways are sited in the longer side, at-right-angles to the ridge and with a central pillar. The size of the extension, design and materials are unacceptable and would cause harm to the character and appearance of the Conservation Area and setting of adjoining Listed Buildings. The proposal would not comply with the Council's design guidance which requires alterations to work with a building's character and harmonise with the host building (Section 5). It also notes that the smaller the building the fewer options for extension (Para.5.7). Minor design changes will not make this proposal acceptable and refusal is recommended.

The changes to the garage are not acceptable as the gable is too wide and the building squat. This doesn't reflect the proportion of traditional buildings. With a wide garage door, the door should be inserted into the long side of the building with a narrow, largely solid, gable. White render is not acceptable in this location."

OFFICER COMMENTS

The dwelling is visible from other parts of the Conservation Area to the west and north including the main road, especially when approaching the more historic central part of the village from the south and is also visible from the open land to the south and east looking towards the Conservation Area. The house has a traditional red-brick and pitched roof design of mid 20th Century design with bay windows and a clear legible central entrance on the south-facing elevation which announces itself clearly as the primary elevation of the dwelling and which is prominent when approaching up the hill towards the centre of the village. Although the building is not listed or of any special architectural merit, it does maintain characteristics of the era it was built and has a "neutral" and not harmful impact on the Conservation Area.

Planning policy DC2 and Section 16 of the NPPF require development in Conservation Areas to maintain and where possible enhance the character and appearance of the Conservation Area. Policy DC1 seeks to ensure that new development is designed to reinforce local distinctiveness and complimenting the special character and heritage of the area in accordance with the Councils Design Guide. Materials should be appropriate to the character of the area.

The adopted Design Guide 2018, set out at paragraph 5.2 that:

Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the buildings character. The aim should be to revitalise the building without altering its fundamental character.

Paragraph 5.5 states:

All extensions should harmonise with the parent building. An extension should respect the dominance of the original buildings and be subordinate to it terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help.

The proposed scheme of extensions fails in this respect. The extensions would practically double the size of the house and would not respect its scale and form. The traditional bay windowed primary elevation of the house where the main entrance clearly sits would be removed and a large porch would be placed on the side elevation but appearing off-set and detached from the main part of the house. The form of the extensions, change in the orientation of the house and change in materials to white render which is not traditional in the Conservation Area would all radically change the character and appearance of the original house and would also significantly harm the character and appearance of the Conservation Area. The cumulative impact of the extensions and use of materials would increase the visual prominence of the house from within the Conservation Area and views towards it from the open land and housing areas beyond to the south and the east, also interrupting views of the listed pub and listed buildings in the High Street, resulting in harm to their settings.

The garage, even as amended, would also harm the character and appearance of the Conservation Area as the gables are too wide and the building too squat and would also be finished in the same white render as proposed for the house, which would be out of keeping with the Conservation Area. The door is not in the longest elevation and is not separated by a pillar. The modern form and design of the garage including door would also harm the Conservation Area.

There would be no harmful impact on residential amenity as the extensions would be a significant distance from neighbouring dwellings and new upper floor windows would not harmfully overlook residential gardens or view directly into windows of the nearest neighbouring houses.

CONCLUSION / PLANNING BALANCE

The cumulative impact of the extensions would fail to harmonise with the original building and consume the overall character of the house, dominating its modest proportions. The proposed extensions and garage would harm the character and appearance of a Conservation Area and the settings of nearby listed buildings.

Although the harm to the conservation area and setting of the Listed Buildings would be less than substantial, there are no public benefits which would outweigh this harm. The proposal therefore would not comply with the Council's Local Plan, the adopted Design Guide or the government planning guidance contained in the NPPF and therefore should be refused.

REFUSE

OFFICER RECOMMENDATION :

Case Officer: Chris Johnston

Recommendation Date: 13.10.21

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council