

DELEGATED DECISION REPORT

SMD/2021/0178
Valid 15/04/2021

WILLOW COTTAGE
GRATTON LANE
ENDON

**PROPOSED KITCHEN,
SITTING & DINING EXTENSION
TO SIDE, TO REPLACE
EXISTING CONSERVATORY.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Heritage consideration
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

Willow Cottage is a detached two storey dwelling located in Endon and is the first house you pass when entering the village from the Chapel Lane or Holehouse Lane thus, is located on the edge of the village boundary. Due to the orientation of the property, it sits at a 90 degrees angle from the public highway and its main access to the property is to the side elevation and the rear elevation, also considered the side elevation, is visible from Gratton Lane.

The property itself is designed in white rendered walls, plain roof tiles and white UPVC window and door openings. There is a driveway to side of the property with ample parking of at least 2 cars (excluding the external garage) and hedging along the front border which partially screens the rear garden. It has been previously extended including a 2 two storey rear extension and 3m length rear conservatory.

Within the immediate vicinity, the properties along Gratton Lane are a mix in type, character and appearance. The site is located within the Endon Conservation Area.

PROPOSAL

The applicant seeks planning permission for a single storey rear extension which will sit within the return of the building to provide additional living space. The linked-extension will feature a lean-to roof and will sit flush with the two-storey projecting gable. The glazed roof of the conservatory will be replaced for tiles to tie in with the proposed extension.

Planning permission is required as extensions that extends beyond a wall forming a side elevation of the original dwelling and any part of the exterior of the dwelling consisting of render within the Conservation Area is not permitted under Class A as per the General Permitted Development area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
DC1 Design Considerations
DC2 The Historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 127, 194 and 196
Section 2

Supplementary documents

Endon Conservation Area Appraisal (adopted 2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1989/0563	Extension to form conservatory hall playroom bedroom bathroom garage and vehicular access	Approved 30/10/1989
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CONSULTATIONS

Publicity

Site Notice expiry date: 26/05/21
Neighbour consultation period ends: 17/05/21
Press Advert: N/A

Public Comments
received

No neighbour representation

Endon and Stanley Parish Council

No objection

County Council Highways

None received

Severn Trent Waters

No objection subject to informvatives

Tree Officer

No comments received

Conservation Officer

No objection subject to the bulk
being reduced and the change to the
roof of the proposed extension

- the extension will be a dominant addition to the building's main frontage
- introduces a heavy, flat-roofed addition which is at odds with the traditional form and massing

- clashes with the simple symmetry of the gable and bay window

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Endon as a 'Larger Village' where there is support in principle for a range of developments including housing and employment related proposals.

Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported and in this instance include design, visual impact, neighbour amenity, parking and drainage.

The proposal is in accordance with Policy SS8 of the Local Plan.

Heritage and design consideration

Section 16 of the NPPF sets out the government's advice on conserving and enhancing the historic environment. Paragraph 200 states that any harm, or loss of, the significance of a designated heritage asset...should require clear and convincing justification. Paragraph 202 states that where a development proposal which will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Policy DC2 states that development affecting the significance of a designated or non-designated heritage asset and its setting will be expected to preserve or enhance its significance.

Policy DC1 states that new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated, whilst aiming to add to the overall quality of the areas in which they are situated.

The application site is located in Endon Conservation Area. The Conservation Area broadly falls into two sections: the upper part of the designation centres on the medieval settlement of Endon on Endon Bank, properties along Church Lane, and parts of Brook Lane and Park Lane. The lower part contains a later hamlet known as 'the Village.' The application site is located within the upper part of the Conservation Area.

The Conservation Officer has been consulted. The officer notes that the white-painted brickwork makes the building particularly prominent in the landscape. Its frontage is the south elevation faces down towards the village and is its most characterful elevation, although the loss of windows of historic design has harmed its character and appearance. As for the proposal, the officer considered the original scheme to be harmful to the Conservation area by virtue of its scale, character and appearance and has suggested a more light-weight structure within the return of the building would be more appropriate. It was also noted that the assessment is on the basis that the extension can be clearly viewed and seen from vantage points from the adjoining Endon well dressing fields and footpaths.

Following a site visit, the elevation of which the proposed extension will adjoin can be seen above the bordered hedges from 'The Village' road. The case officer recognises that while the existing conservatory does not reflect the design of this modest 19th century cottage, the Council cannot rely on the height of the boundary hedging staying the same to consider similar out of keeping extensions to be appropriate to the legible frontage when seen from 'The Village' road.

Amended plans were subsequently negotiated and submitted by the Agent. The amended proposal seek to incorporate the conservatory into the proposed extension by replacing it with a front projecting gable roof. It will retain the large glazing element and extend the same length as the original conservatory. The proposed extension which will sit within the return of the building will have a mono-pitch and project no further than the two storey extension. The roof of the conservatory will be replaced with roof tiles to match the existing host dwelling and proposed extension.

In view of the changes made, the amended scheme would be an improvement to the original and would ensure that the projecting two storey gable will remain the prominent feature from this legible frontage. The link extension will sit discreetly between the gable and revised conservatory, and as well as, unify the separation that currently appears at odds. Overall, the revised scheme is an improvement that would have minimal harm to the designated heritage asset and sit harmoniously within the Conservation Area.

In terms of the materials used, the applicant seeks to change all windows to Agate Grey UPVC, use white render for the walls and Sandtoft roof tiles that will match the style of existing roof. Typically white window frames are seen for most traditional joinery but on exceptions, the change of window frames to grey will add contrast to an outdated building that lacks interest. It is noted that the existing building currently has white upvc windows. There are no concerns to the new materials used for the walls and roof.

Overall the proposed extension will continue to sustain the historic interest of the conservation area and therefore will be in accordance with Policies D1 and D2 of the Local Plan and the NPPF.

Neighbouring 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.

When considering the impact to the neighbours, the neighbour's amenity located to side/ rear of the property, known as Brooklyn, will be maintained as their large detached garage sits at an oblique angle along the applicant's boundary. This effectively screens direct views from the proposed extension.

In terms of the neighbours opposite the public highway, there are mature hedging along the border and sufficient distance of at least 5m to screen views from this elevation and therefore, not warrant undue detrimental impacts on these neighbouring properties.

It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Highway Safety

Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users. Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The proposed extension will not create additional bedrooms and as such, would not affect the parking provisions onsite.

This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

Other matters

Severn Trent Waters were consulted. They have raised no objections to the proposal subject to an informative requiring the applicant to contact Severn Trent Waters to discuss the implications of their assets crossing the application site following any decision made.

The Alliance's tree officer was consulted. No comments were received. The nearest TPO is located outside of the application. Therefore, the proposal will not affect this TPO.

CONCLUSION

The proposal would respect the Conservation Area, the scale and character of the existing dwelling and 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 : **Approval subject to condition**

Case Officer: Lisa Li

Recommendation Date: 7/10/21

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council