

## DELEGATED DECISION REPORT

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**SMD/2021/0277**  
**Valid 25/08/2021**

**THE COTTAGE ST ANNES**  
**VALE**  
**BROWN EDGE**

**2 NUMBER WINDOWS CUT IN**  
**STONE GABLE , 1 GROUND**  
**FLOOR , 1 FIRST FLOOR**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

The impact on the character and appearance of the area.  
The impact on residential amenity.

### DESCRIPTION OF SITE

The site is within the development boundary and in the more rural north part of the village. It comprises a small stone two-storey cottage facing St Annes Vale, a fairly narrow road to the east. Green Belt land lies opposite the site further to the east. St Annes Church and churchyard lies immediately to the north side and there are other dwellings facing the road to the south side. To the rear (west) land slopes upwards towards High Tor and the vicarage.

### PROPOSAL

This is a householder planning application to insert two windows on the south side elevation of the dwelling. One would be on the ground floor and one directly above it on the first-floor. The original plans show both would be identical in terms of size, shape and design with a width of 1.2 metres. They would have oak-effect uPVC frames and reclaimed stone cills and lintels.

Amended plans were received (via email on 26.10.21) and posted showing the two windows reduced in width to 0.9 metres.

Layout drawings of the house were received via email on 1.11.21. These show the ground floor window would be a secondary window to a front-facing dining room. The upper floor window would be a secondary window to a front-facing "Bedroom 2/Office".

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### **Staffs Moorlands Local Plan (adopted September 2020)**

DC1 – Design Considerations

#### **NPPF (Revised July 2021)**

Section 12 (Design).

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 12/10/21.

Neighbour consultation period ends: 12/10/21.

Press Advert: N/A.

### **Public Comments**

None.

### **Town / Parish Comments**

No objection.

## **OFFICER COMMENTS**

The side elevation is prominent from the road as the cottage is set forward in relation to the house to the south. The windows would be visible. The windows as amended (reducing the width from 1.2 to 0.9 metres) would match the size, width, shape, design and materials (including colour) of those on the primary (i.e. front) elevation and would therefore not harm or be out of keeping with the appearance of the traditional cottage and as there are only two would not compete with the primary elevation.

With regard to residential amenity, although the side wall is less than 1.0 metre from the shared side boundary where there is no boundary screening and although therefore, the windows would lead to direct overlooking of the neighbouring property at close distance (especially at first-floor), the views from the ground floor window into the windows and private gardens areas of the property to the south would be blocked by the presence of a recently built stone detached outbuilding and its roof. This would restrict views to an area to part of the parking area and the site frontage which does not appear to be used for any amenity purpose. There are no windows in the gable of the outbuilding facing the site and although there is a front window, it would only be possible to look into it at a very obscured angle which is also the case with the main front windows of the neighbouring house, also a considerable distance away from the site due to the size of the gap separating the houses.

There is a window in the side gable of the house to the south which faces the site. Any remaining overlooking concerns from this window can be rectified by the inclusion of obscured glazing as both proposed windows are "secondary" windows and are not the main sources of light or outlook to the rooms the proposed windows

would serve. The glazing can be achieved by way of a planning condition. The applicant's agent has agreed to the use of such a condition.

Overall, I do not therefore consider the scope of overlooking would lead to any significant loss of privacy or any perception of privacy loss.

### **CONCLUSION / PLANNING BALANCE**

The proposal as amended would not harm the visual or residential amenities of the area. The proposal would therefore comply with the Council's Local Plan (adopted September 2020) and is in line with the government planning guidance contained in the National Planning Policy Framework (NPPF).

**OFFICER RECOMMENDATION :    APPROVE**

**Case Officer: Chris Johnston**

**Recommendation Date: 1.11.21**

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Signed by: Jane Colley Signature

**On behalf of Staffordshire Moorlands District Council**