

DELEGATED DECISION REPORT

SMD/2021/0631
Valid 30/09/2021

3 GREENFIELD AVENUE
BROWN EDGE

AMENDMENT TO FACING
MATERIALS AND GROUND
FLOOR OPENINGS.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity

DESCRIPTION OF SITE

The application site sits within a row of semi-detached properties within the small village known as Brown Edge. The property itself is a two storey semi-detached property. The notable features to the property includes the mansard roof, cream cladded walls and brown fenestrations throughout. Both the property and it's handed property project out from the building line along Greenfield Avenue.

The street-scene, particularly opposite the site, is made up of properties of different types, character and design.

PROPOSAL

Planning permission is sought for the replacement of the cream cladding for Calderstone Russett facing brick and to replace the three small brown windows to the front with one large UPVC window.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy
DC1 Design Considerations

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date: 18/11/21

Neighbour consultation period ends: 27/10/21

Public Comments

Neighbour comments	None
Town / Parish Comments	No comment

OFFICER COMMENTS

Principle of Development

The dwellinghouse is located within the Development Boundary of Brown Edge; a 'larger village' as identified by Local Plan policies SS2 and SS8. Extensions and alterations to dwellinghouses in villages are considered acceptable in principle as they accord with both local and national planning policy.

Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

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.

The applicant intends to match the appearance of the handed property at No.1 Greenfield Avenue; the neighbour has red facing bricks and one three-panel window to the front.

It is unclear when the property was first cladded or when the three small windows were installed to the front however, the proposed changes will be a significant enhancement to the main frontage. The change in appearance will soften the appearance of the property within the immediate street-scene as the proposed Calderstone Russett would be an appropriate brick colour that will blend well with the handed property and the large window replacement will match in scale and panels as the adjoining property as well.

This application is in accordance with Policy DC1 of the Local plan.

Impact to 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.

It is considered that the neighbour's amenity at No.1 Greenfield Avenue will be maintained as proposed works are to the aesthetics of the property. No extensions have been proposed and any alterations i.e. the fenestrations and doors will be to existing openings that could be done under permitted development.

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

CONCLUSION

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: 23/12/21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council