

DELEGATED DECISION REPORT

SMD/2021/0618
Valid 24/09/2021

KINROY
16 CHURCH LANE
CHECKLEY

**ERECTION OF TWO STOREY
REAR EXTENSION, SINGLE
STOREY SIDE EXTENSION,
RAISING OF RIDGE LINE, AND
ERECTION OF DETACHED
DOUBLE GARAGE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Heritage – Checkley Conservation Area
- Heritage – neighbouring Listed Buildings
- Neighbour amenity

DESCRIPTION OF SITE

Detached mid 20thC brick bungalow with extensive rear land area. Adjacent to a similar bungalow both set back from the road by about 10m on a slight rise.

Church View Cottage adjacent to the north is a Listed Building (Grade II); standing opposite is The Old Rectory now converted to 11 self-contained flats, also Grade II Listed. At c.30m to the SE is the Church of St Mary which is Grade 1 Listed. Along the roadside at about 20m away is the church yard wall separately Listed Grade II.

PROPOSAL

Raised roof ridge by 0.9m, application of render to existing brick work elevations; small side extensions in brick; large rear extension in brick (5m projection). Accommodation created to first floor within the roof slopes. Detached garage in the rear land area.

Amendments and a comparative height profile were received in response to LPA request. A Heritage Statement prepared by Philip E Heath BA IHBC accompanies the application.

Materials: proposed addition of white render to existing external walls, two storey rear extension to be finished in red facing brickwork. Roof - grey roof tiles to match existing

Garage: timber cladding

The agent comments in the submitted planning statement:

The proposed rendering of the existing front and side elevations of the property will materially change its external appearance, but render is a common material within the Checkley Conservation Area, with a number of immediate neighbouring buildings exhibiting it. The resultant appearance of the dwelling within the street scene will assimilate well with the white painted gable end of the adjacent Church View Cottage and the twin rendered gable ends of 20 Church Lane to the south.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS9 Smaller Villages Area Strategy
- DC1 Design Considerations
- DC2 The Historic Environment
- DC3 Landscape and Settlement Setting
- H1 New Housing Development
- NE1 Biodiversity and Geological Resources
- NE2 Trees, Woodland and Hedgerows
- T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 14th Dec 2021

Neighbour consultation period ends: 15th Oct 2021

Press Advert: 27th Oct 2021

Public Comments

None

Town / Parish Comments

Checkley Parish Council - Whilst the Parish Council do not object, in all cases of development in one of our Conservation Areas the council defer to the expertise of Staffordshire Moorlands District Council's Planners and in particular Conservation Officers to ensure that approved schemes do not harm the conservation area, and enhance our conservation areas wherever possible. The emerging Checkley Parish Neighbourhood Plan – now post strategic planning authority initial screening – includes advice from the strategic planning authority that materials used in conservation areas high quality and durable in all cases for example clay bricks, clay, slate or stone tiles. On this application the council would further comment that the comments in the heritage statement page 19 could also inform material choices.

Historic England

Due to the location being within the setting of the Grade 1 Listed Church of St Mary (diagonally opposite at 30m away) there is a statutory requirement to consult with Historic England. (This was not initiated at validation and the decision date has been extended by agreement with the applicant/agent to allow this consultation to take place.) Historic England has responded: "On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant."

Staffordshire County Council Highways

No objection. The proposal will increase the current property's footprint from 3 bedrooms to 4. Staffordshire Moorlands Parking Standards states for Detached/Semi Detached up to 4 bedrooms requires 3 spaces (2.4m x 4.8m each space) and the minimum internal dimensions for a double garage is 6m x 6m. Drawing No. Planning 1 Garage, supplied with the application details the proposed garage dimensions do not reach this standard. However, the property benefits from sufficient off highway parking for a property of this size. It is considered the proposal will not have a detrimental impact on the adopted highway and therefore I have no objection (SMD/2021/0618).

OFFICER COMMENTS

Principle of Development

Within the smaller villages, development is acceptable in principle subject to assessment of all material planning matters, in particular in this case: any implications for living conditions both for the application property and neighbours; design appearance; implications for heritage setting of Listed Buildings; implications for the character and appearance of the Conservation Area.

Design and Heritage Impact

The LPA sought amendments most of which were accepted by the applicant – (1) that even if the raised ridge were to be accepted, the rear build-out should be set-

down relative to it; (2) the rear build-out should be set-in off the NE end elevation; (3) the first floor SW gable 3-unit window is too large and should not be more than a two unit window. The LPA advised that addition of render to the existing original brickwork was perhaps unlikely to be supported. On the matter of render the agent responded (29th Nov e-mail):

We have not amended the materials palette, as the applicant is strongly in favour of finishing the development in render. The existing brickwork dates from the 1960s and is not the most aesthetically pleasing brick. It is furthermore a brick that we can no longer match, and consequently any extension would need to be constructed from a different type of brick. Render is also a common material within the surrounding area (along with white painted buildings) so the resultant external finish will not appear out-of-keeping with its surroundings. I would respectfully ask that you reconsider this matter, having regard to the fact that we have addressed all the other matters you have raised.

Amendment was also sought in relation to the garage which initially was shown with a long roof slide to the NE end – LPA suggestion to instead draw the roof out to a gable with a lean-to for the log store was accepted and submitted in the revised drawings.

Heritage

Close consideration must be given to the possible impacts on the settings of the various adjacent Listed Buildings and to the character and appearance of the Checkley Conservation Area.

Whilst a substantial extension is proposed to the rear of the dwelling, this would not be especially visible in the main public street scene. It is to be borne in mind though that whilst not more than 5m in projection at ground level, coupled with the raised ridge, the extension would involve a near 9m long additional roof ridge and a substantial rear projecting roof slope which would be partially seen (note eg file photo 0107).

The raising of the roof ridge height by c.0.9m and consequent steepening of the roof slope would be evident in the street scene. It may possibly be concluded that the raised roof line would not however unduly alter the general overall 'rhythm' of the building profiles in this street scene and the application dwelling would remain broadly in-keeping and consistent in terms of its main visible dimensions with the existing prevailing pattern of building heights. It would though no longer seem to match so closely with its obvious 'twin', the adjacent bungalow to the south at no.18.

Perhaps more significantly, a difficulty and potential conflict with the prevailing general street scene character arises with the applicant's stated need to introduce render to the main visible southerly side and front elevations. The difficulty in particular is that the raised ridge and steeper roof slope will necessitate additional brick work in the end elevations and the applicant believes a matching brick would be difficult to source. Brick however is very much the dominant facing material in this street scene of the Checkley Conservation Area. Exceptions are the Grade 1 Listed Church of St Mary and All Saints, in stone, and no.2 Church Lane – at some distance away to the north – in grey pebbledash render. There is some sparing

application of white paint, eg to the side elevations of the Grade 2 Listed Chapel Cottage adjacent to the north side and to the sides of no.8 Church Lane. In these latter two examples the underlying brick is evident in the surface patina. The twin gabled side elevation to no.20 is also finished in render. Finally it is to be noted that although chiefly a brick building, the front of the adjacent bungalow at no.18 has mixed material finishes including a restricted panel in white render.

After careful consideration of the above the view is reached that whilst there are examples of render finishes in this street scene, and a couple of instances where a visible brick finish is retained but painted, the prevailing and dominant character is red brick. The application of white render to the extent now proposed affecting all the visible street views – taken together with examples of existing render – would significantly tip the balance in this street scene away from red brick and it should not therefore be supported. In particular, because red brick is the predominant characteristic material finish in the Conservation Area context of this application site, the addition of further white render on this scale would not preserve and would not enhance the Conservation Area. A condition should therefore be attached to require matching brick finish. Although the applicant is concerned that a matching brick may be difficult to source, in reality the amount of brick required where the match is most critical – on the gable ends where the roof is to be raised and pitch altered – it may be possible to salvage sufficient existing brick from the alterations where existing walls will be knocked through. The brick colour is not seen by the LPA as a difficult one to match and for the new build elements a sufficiently close match should be readily achievable.

With the above recommendation to require brick, not render, the development proposed can be assessed as neutral in its impact on the settings of the adjacent Listed Buildings and neutral in its impact on the character and appearance of the Conservation Area.

Although the garage is proposed in a timber boarded finish this is judged acceptable as it replaces a somewhat ramshackle collection of largely timber boarded sheds. It is sited in a slight depression well back from the street scene and would not be a publicly prominent structure.

Amenity

The roof ridge would be raised by 0.9m (Planning Statement and by scaling from the submitted plan drawings) or c. 730mm by calculation from plan annotation in the additional drawing to show comparison with the adjacent dwellings. It should be noted that the application property is not directly aligned with its neighbour to the north – Church Cottage – but is fully set back relative to it. There would though be no likely adverse impact on the living conditions of the neighbouring dwellings from this height increase.

Windows would be introduced into the north gable – it is submitted in the Planning Statement that these will be secondary (rather than principal windows) and that *“The two new windows in the northern gable end will be non-opening and fitted with obscure glazing so as to avoid any overlooking of the neighbouring occupier to the north.”* These are appropriate measures to avoid any sense of intrusion on the living

conditions at the rear of Church Cottage and should be subject to a planning condition.

A new first floor window to the apex of the south gable has been reduced in size in the revised plans at LPA request for design style reasons. This serves a second bedroom and would be a 'principal' window. It would face more-or-less directly towards a similar gable apex window in no.18 Church Lane. The submitted Planning State simply remarks that *"The first floor window in the southern gable end will look out onto the gable end of the adjacent property and consequently will not give rise to any material loss of residential amenity to the occupiers of that property."* The fact of the existing facing window is not considered. The separation is about 6m. The existing facing window is noted from the site visit to be obscure glazed, possibly serving a bathroom, and on this basis is not a principal window. The relationship is thus acceptable in terms of space about dwellings guidance and there would therefore be no undue conflict with living conditions for the neighbours at 18 Church Lane.

Highway Safety

With no objections from SCC Highways the scheme is acceptable. The proposed garage dimensions are noted but given the available space overall are not an issue.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above the application is recommended for approval subject to the conditions as mentioned.

OFFICER RECOMMENDATION : **Approve subject to conditions**

Case Officer: Arne Swithenbank

Recommendation Date: 12th January 2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council