

## DELEGATED DECISION REPORT

---

**SMD/2021/0474**  
**Valid 11/01/2022**

**ARBOUR COTTAGE HIGH**  
**STREET**  
**CAVERSWALL**

**PROPOSED EXTENSION TO**  
**FORM BOOT ROOM TO REAR**  
**OF PROPERTY.**

**(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 in the middle of the small village of Caverswall and within a Conservation Area and comprises a two-storey semi-detached grey/beige render Victorian-style dwelling. The pair of dwellings lies perpendicular to High Street to the east and the site is the one furthest from the road, reached via a passage off High Street running along the south elevation of the attached neighbouring dwelling. The original front elevations of the dwellings actually face the north although there appears to be entrance doors on both front and rear elevations of the attached dwelling. The garden for the attached dwelling is to the front of the houses, running parallel with the road. The garden for the application dwelling lies to the west side. Much of the garden is within the Green Belt, the boundary of which runs along the east wall of an outbuilding a short distance to the side of the house. Open land lies to the rear/west of the garden. The boundary of the Conservation Area also runs a short distance to the west of the garden. Immediately to the south (rear) of the houses and the passage is an outbuilding for The Red Lion pub and which faces the pub car park also accessed off High Street. There are dwellings fronting the High Street to the north of the neighbours garden. There are other sporadically placed dwellings on the opposite side of the road from the application site.

### PROPOSAL

This is a full householder planning application for a single-storey side extension which would wrap around the front and side of an existing two-storey side extension to the house. It would have an L-shape with a front wall flush with the original front wall of the house but which would project further to the side of the side wall of the two-storey extension. The front part would have a lean-to design against the front wall of the two-storey extension and have a dual-pitch roof with side gable form on the part of the extension projecting to the side, matching the form and slopes of the existing side gable of the two-storey extension.

This is shown on amended plans received on 21.3.22 which differ with those originally submitted showing an entire lean-to structure projecting a shorter distance

from the side wall (where it appears as a mono-pitch projection) but also projecting further forward of the original front wall of the house.

A Heritage Statement was submitted.

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

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

DC1 – Design Considerations  
DC2 – Historic Environment

### **NPPF (Revised February 2019)**

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

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

10/00365: Conservatory. Refused.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 9.2.22  
Neighbour consultation period ends: 9.2.22  
Press Advert: 18.1.22

### **Public Comments**

None.

### **Town / Parish Comments**

No objections.

## **OFFICER COMMENTS**

It is considered the amended form and design of the extension would harmonise with the simple form of the dwelling and its gable extension and this includes the roof form, roof slopes and fenestration design and positioning. Despite the application forms stating the extension would have a red-brick finish in contrast to the render finish, the applicant accepts the matching render finish to the new design. The previous design which projected further forward of the original front wall and had an awkward mono-pitch projection which particularly looked discordant with the form of the house when viewed from the south (where it would be visible from the pub car park) was not considered to acceptably harmonise with the building and therefore would have led to “less than substantial” harm to the Conservation Area. It has the same footprint and siting of a previous proposed conservatory which was refused not

being in keeping with the dwelling and therefore harmful to the Conservation Area. Although the materials would be very different to this previous scheme concern was raised to its shape, form and siting and it was suggested an extension off the existing side gable to the two-storey side extension would have been preferable or a lean-to design to the front of the previous extension. The new scheme would respond far more to this advice i.e. front lean-to and side part with side gable and appears more subservient to the original dwelling than the originally submitted scheme with this new application. It respects the form and dimensions of both the original house with the side gable extension. The matching materials and single-storey side form would also help the extension blend in with original house when viewed from the road to the north.

The proposed extension would not encroach into the Green Belt.

With regard to residential amenity, the extension would be no closer to any neighbouring dwellings than the current dwelling and would not introduce any new windows which would lead to any additional overlooking concerns. This is helped by the land to the south being a pub car park and to the west, open land and the attached dwelling is on the opposite side to where the extension would be located.

#### **CONCLUSION / PLANNING BALANCE**

The amended scheme respects the scale and design of the current dwelling and would not harm the character and appearance of the Conservation Area. It would also not harm residential amenity. The proposal would therefore comply with the Local Plan and the government planning guidance in the National Planning Policy Framework (NPPF).

**OFFICER RECOMMENDATION :    APPROVE**

**Case Officer: Chris Johnston**  
**Recommendation Date: 25.3.22**

X 

---

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**