

DELEGATED DECISION REPORT

SMD/2021/0508
Valid 03/08/2021

WHARF COTTAGE
PARK LANE
ENDON

**INSTALL 1 REPLACEMENT
RE-SIZED WINDOW AND
INSTALL 2 NEW WINDOWS TO
EASTERN ELEVATION OF
PROPERTY
(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Heritage – Caudon Canal Conservation Area
- Public amenity

DESCRIPTION OF SITE

Detached two storey brick and tile roofed dwelling formerly associated with canal operations, now a private dwelling. The east elevation is built up to the edge of the canal side tow path which is open to public access including cycling. A two storey side extension to the northerly gable was built following a 2004 consent.

PROPOSAL

Insertion of windows into the east elevation. As first submitted this included sets of 'French doors' at both ground and first floor levels. In response to LPA comments the application was amended by e-mail dd 9th Dec 2021.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
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; 13 – Protecting Green Belt Land; 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

04/01094/FUL – Two storey and single storey side extension

CONSULTATIONS**Publicity**

Site Notice expiry date: 06.09.2021

Neighbour consultation period ends: N/A

Press Advert: 08.09.2021

Public Comments

None

Town / Parish Comments

Endon with Stanley Parish Council – The formation of the French Windows and reasons to replace the existing bathroom window are in principle acceptable however concerns raised are in regard to use of UPVC window and door sections which we feel despite the agent's statement are large section profiles, in white and we feel not in keeping with this type of building in the conservation area. With design consideration a thinner profile could be achieved in timber or aluminium and the thermal issues raised in the applicants report would also be able to be addressed. We acknowledge a timber framed unit would require more maintenance over its lifespan however the location directly alongside the canal, we feel a timber unit would be more appropriate and suggest also the units are suitably recessed to reflect the conservation area.

SMDC Conservation Officer

Consulted – likely PD status discussed. Heritage significance of the substantial blank (windowless) elevation in the original dwelling noted and of likely interest but historical significance not known and not researched or revealed by the applicant's heritage statement.

Canal and River Trust – consulted but no response.

OFFICER COMMENTS**Principle of Development**

Although within the Cauldon Canal Conservation Area, with no Article 4 notice in force, the alteration of the dwelling by insertion / alteration of windows is Permitted Development under GPDO(2015) Schedule 2 Part 1 Class A. Nevertheless the applicant has sought the consent of the LPA and was advised that this would not be forthcoming for the French Windows. The revised scheme avoids the insertion of French door windows.

PD rights were not removed in relation to the 2004 consent.

Design

The comments of the Parish Council noted. In the original dwelling the front (west) elevation windows and two in the rear elevation are upright in their proportions. However, windows under the 2004 consent have a more horizontal proportion. The proposals now under consideration again involve horizontal proportions. The scheme is judged significantly preferable in design to that involving French door windows and the proposals seen in context with the existing rear is judged to work satisfactorily. Bearing in mind the PD provisions the LPA has not sought to amend the frame materials proposed as upvc. Overall it is considered that the replacement windows, including the additional two, would not harm the character and appearance of the conservation area, rather it would continue to sustain it.

Amenity

There would be no implications for neighbour amenity as the property stands alone with no nearby dwellings.

In terms of public amenity the avoidance of a French Door opening giving access from the dwelling directly on to the canal tow path may be considered a benefit of the revised scheme.

CONCLUSION / PLANNING BALANCE

As there is the option under permitted development rights for the householder to carry out this or similar work without planning consent the scope for the LPA's interventions are significantly curtailed. In order to gain LPA consent the applicant has agreed to submit the amended scheme.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 29th March 2022

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council