

DELEGATED DECISION REPORT

SMD/2022/0073
Valid 09/02/2022

KINROY
16 CHURCH LANE
CHECKLEY

APPLICATION FOR
VARIATION OF A CONDITION
4 FOLLOWING GRANT OF
PLANNING PERMISSION
SMD/2021/0618 - CONDITION
TO BE VARIED TO PERMIT
THE SIDE ELEVATIONS TO BE
FINISHED IN RENDER

(FULL - MINOR)

MAIN ISSUES

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

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.

Approval was granted under SMD/2021/0618 which involves raising the ridge height and therefore also the heights of the gable end walls. The application had proposed to render the new gable walls and also the existing front elevation.

Condition 4 states: Notwithstanding condition 2 [plans condition], the details on the approved plans and application form and the submitted proposal to apply white render externally to existing brickwork, the existing wall elevations currently finished in brick shall be retained in their existing brick finish for the life of the development. Reason: In the interests of the character and appearance of the area including that of the Checkley Conservation Area and the settings of the nearby Listed Buildings.

An informative was attached to say: In order to achieve suitable brick matching, the developer is advised and recommended to consider salvaging and re-using some of the existing bricks where removed in the course of this development in order to infill as necessary in the raised gable end elevations.

PROPOSAL

To vary condition 4 so that, whilst the front elevation be retained in its existing brick finish, the gable end walls in the extended development can be finished in render. The remainder of the development would continue to be built in brick as in the approved scheme. The applicant's proposed amended wording to condition 4 is as follows:

Notwithstanding condition 2, the details on the approved plans and application form and the submitted proposal to apply white render externally to existing brickwork, the existing front elevation currently finished in brick shall be retained in its existing brick finish for the life of the development.

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

SMD/2021/0618 – Erection of two storey rear extension, single storey side extension, raising of ridge line, and erection of detached double garage – approved

CONSULTATIONS

Publicity

Site Notice expiry date: 12.04.2022

Neighbour consultation period ends: 16.03.2022

Press Advert: 30.03.2022

Public Comments

None

Town / Parish Comments

Checkley Parish Council – none received

Historic England

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. It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

OFFICER COMMENTS

Principle of Development

Acceptability of the development in principle is confirmed by the granting of consent under reference SMD/2021/0618. The main issue is the design effect of partly using render as opposed to matching brick, and in particular the effect upon the character and appearance of the Conservation Area; also upon the setting of the various nearby Listed Buildings.

Design

The agent, in an accompanying 'planning and heritage statement' says:

"...there are insufficient existing bricks available to be reused on the side elevations in order to achieve a good brick match. The consequential effect will be to have a mix of bricks in the end gables of the dwelling which will appear awkward and out-of-keeping with the character and appearance of both the existing dwelling and the surrounding area".

The agent further comments as follows:

"The proposed rendering of the side elevations will not give rise to any material harm to the character and appearance of the Checkley Conservation Area, as render is a common material within the locality, with a number of immediate neighbouring buildings exhibiting it. The resultant gable ends will consequently assimilate well with their surroundings, in particular 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".

The buildings of the Checkley Conservation Area are predominantly brick with some such as the Grade 1 Listed Church in stone. The LPA notes as follows:

- The application building is entirely in brick.
- The similar adjacent bungalow at no.18 is chiefly in brick but has applied render in the surround to one front elevation principal window and applied stone style cladding in the surround to the other. These seem minor variations to what appears overall a brick building.
- The gable end to the adjacent neighbour to the north at no.14 is brick (along with the rest of the building) but the gable has at some point been painted white. This figures prominently in the street scene as it is a building set fully forward of no.16 (the application property).
- Also figuring prominently in the street scene is the twin-gabled end to no.20 (next door but one to the south) which has been finished in render save for a narrow return of the front brick elevation.

In the modified plans now put forward for no.16, render would be omitted from the entire existing front thus meeting the requirement of condition 4. As before, the new walling would be in brick but not the gable ends which are again proposed in render.

In relation to the north gable the impacts on the public street scene of using render would be very much concealed due to being fully set back relative to no.14 and having only a narrow spatial separation from no.14 which restricts the visibility gap (see file photo 0617).

The south gable side elevation of the application property is prominent in the street scene. There would however be an extended element towards the rear in brick so that not the whole gable would be seen as render. A plan accompanying this condition amendment request shows the south side of the existing projecting forward gable element off the existing front elevation being retained in brick with no render applied and the overall visible impact of the render would be further moderated by this. However this would not necessarily be covered or provided for by the change in condition wording requested and is possibly an error. The side of the forward gable is flush with the side gable elevation.

Heritage

As with the previous application (and as noted above) close consideration must again 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 focusing this time on the matter of render versus brick finishes.

The previous application report concluded that the application of white render to the extent then proposed, affecting all the visible street views – notwithstanding the 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”*. Hence the report

concluded, *"A condition should therefore be attached to require matching brick finish"*.

In this amended scheme the amount of render with an impact on the street scene is much curtailed to just that on the south side elevation. Noting the occurrence of render and / or white painted wall finishes elsewhere nearby it can now be concluded that this would not amount to a significant tipping of the balance away from brick in the street scene as a whole and the development proposed can continue to 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.

Amenity

The previous scheme was acceptable in terms of amenity ('living conditions') and nothing in this is changed by the changes in materials considered here.

CONCLUSION / PLANNING BALANCE

Based on the details discussed in the report a revision to condition 4 can be accepted in order to permit render to the side elevations. Whilst a further submitted drawing indicates some retention of un-rendered brick in the south side wall, this is not provided for by the condition amendment. The applicant would be free to not render this part if they so choose and there would be some design advantage to doing so comparable with the effect seen in 20 Church Lane (file photo 0621) but on balance the VOC can be accepted as submitted.

OFFICER RECOMMENDATION : **Approve change to condition 4**

Case Officer: Arne Swithenbank

Recommendation Date: 13.04.2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council