

DELEGATED DECISION REPORT

SMD/2022/0133
AND
SMD/2022/0134
Valid 05/04/2022

62 EAST VIEW
BROOKFIELDS ROAD
IPSTONES

PROPOSED REPLACEMENT
OF EXISTING TIMBER
GARAGE WITH NEW
SANDSTONE GARAGE.
REPLACEMENT OF REAR
EXTENSIONS WITH NEW
SANDSTONE EXTENSION.
REOPENING AND
REINSTATEMENT OF FORMER
STAIRCASE WINDOW AND
BEDROOM WINDOW TO EAST
ELEVATION.

(FULL – HOUSEHOLDER AND
LBC)

MAIN ISSUES

The impact on the character and appearance of a listed building
The impact on the character and appearance of a Conservation Area.
The impact on residential amenity.

DESCRIPTION OF SITE

The site is within the development boundary of Ipstones and comprises a Grade II listed stone two-storey detached cottage to the south-east of the centre of the village. It is on the east side of Brooklands Way, a narrow lane within the village. There are other old stone dwellings immediately to the south side and on the other side of the road to the east. There is a field/meadow to the west (rear) and north of the site. The site is in a Conservation Area.

The listing describes the house as follows:

House. Dated 1742, with late C19 alterations. Coursed dressed and squared stone; raised band at first-floor level; tiled roof on cavetto eaves band; verge parapets on corbelled kneelers; end stacks. 2-storey, 2-window front of 3-light chamfered mullioned windows, blind opening to left end of first floor over entrance; string steps over heavy lintel inscribed: E and painted; further, later R S entrance to centre both with C20 1742 doors. The house compares closely with both New House Farm, Far Lane (q.v.) and New House Farm, Bottom Lane (q.v.), Ipstones.

PROPOSAL

This is a full planning application and accompanying Listed Building Consent application for the following:

- Proposed replacement of existing mono-pitch detached timber garage with new sandstone garage with pitched roof, attached the side wall of the house.
- Replacement of rear render-and-tile lean-to extension and adjoining rear flat-roofed glass extension with new single-storey sandstone lean-to extension which would project to rear of proposed garage and be linked to it with a flat-roof glazed link .
- Reopening and reinstatement of former staircase window on rear (west) elevation and bedroom window to front (east) east elevation.

A Heritage, Design and Access Statement has been submitted, which gives a precise description of all the works and a Structural Survey Report also accompanies the application.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations
DC2 – The Historic Environment

NPPF (Revised July 2021)

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 31.5.22
Neighbour consultation period ends: 31.5.22
Press Advert: 3.5.22

Public Comments

None.

Parish Council Comments

Support.

Historic England

“Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.”

Council Appointed Conservation Consultant

The removal of the dilapidated timber garage, structure to its rear and the ad-hoc extension which runs across the rear of the cottage would have a clearly beneficial impact on the significance of the listed building. Whilst the rear catslide extension is of some evidential value it has been demonstrated that this is unlikely to be original to the cottage and most probably is a reconstruction and expansion of a smaller outhouse which has concealed one bay of the staircase window. Owing to its rendered finish it also detracts from the visual appearance of the rear of the listed building.

A single storey, sandstone garage with a tiled roof – pitched to match the cottage roof – and timber doors is proposed, set back from the front elevation and adjoining the side wall. Behind a single storey rear extension is proposed with a pitched roof set down from the eaves line and timber casement windows – it will be connected to the garage via a glazed link which will maintain a distinction between the two. The layout of the extension will allow for the second bay of the staircase window to be revealed and restored.

The proposed extension is a high-quality contemporary design, its materials sympathetic to the original cottage whilst its layout will ensure the cottage’s original form remains legible. Whilst it is acknowledged that the rear extension to be replaced is of some significance as part of the cottage’s evolution, its rendered finished detracts from the appearance of this part of the building and its loss is outweighed by the otherwise significant enhancement that the replacement of the detracting garage and ad-hoc extensions and revealing the staircase window will bring.

Reinstating the infilled first floor window will have a sportive impact on the appearance of the building subject to details required by condition. The principal of replacing the central lights at ground floor to the front elevation has been established by the similar works undertaken at first floor however it would be preferable if a more sensitive design was proposed with opening mechanisms and frames which are more sympathetic to the historic existing windows.

OFFICER COMMENTS

The proposed extensions and alterations are considered to enhance the character, appearance and setting of the listed building.

As the extensions will be no closer to the neighbouring property and would not project any further to the rear than existing and in the case of the garage, would be further away than the existing garage, there would be no additional impact on the residential amenities of the neighbouring property to the south. Due to the addition of pitched roofs, there would be an increase in height. There is one window at the

neighbouring property and this is in the side gable above the garage, next to the side boundary. However, this window would be level with the lower flat-roofed link extension and as a result there would be no significant light loss to the window. Views into the window from the three proposed side facing windows, including the glazed wall of the link, would be an obscure angle and would not result in a significant harmful loss of privacy.

The scheme would lead to a reduction in parking spaces on site from two to one (if the timber garage is used for car parking) as the proposed garage would not be able to accommodate a standard size car and would appear to be used more for storage purposes. However, there is no parking restrictions on the road and there are wide parts of it which can accommodate a parked car, if an extra space is needed, without blocking the lane. In any case, the disadvantage of a lost parking space is far outweighed by the benefit of removing the untidy structure which harms the setting of the listed building and replacing it with a much improved replacement garage/store.

CONCLUSION / PLANNING BALANCE

The proposal would not lead to an enhancement to the character, appearance and setting of the listed building and the character and appearance of the Conservation Area. It would also not harm the residential amenities of the area. The proposal would therefore comply with the Local Plan and the government planning guidance in the National Planning Policy Framework (NPPF).

**OFFICER RECOMMENDATION : APPROVE FULL AND LISTED BUILDING
CONSENT APPLICATIONS**

**Case Officer: Chris Johnston
Recommendation Date: 01.6.22**

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council