

Planning Statement

Proposed extension and alterations to existing dwelling
Abbey View Cottage, Quarry Road, Hollington
For Mr. & Mrs. Clarke

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1.0 INTRODUCTION

- 1.1. Hewitt & Carr Services have been instructed by Mr. & Mrs. Clarke to prepare a Planning Statement to accompany a planning application for the extension and alteration of Abbey View Cottage, Quarry Road, Hollington.
- 1.2. The application represents a resubmission following the refusal, and subsequent dismissal at appeal, of application SMD/2018/0739 which had also proposed extensions and alterations to the existing dwelling, including (amongst other alterations) the raising of the ridge line of the property, the introduction of large dormer windows to the front elevation, a single storey side extension, and the introduction of a three storey glazed stairwell and conservatory. That application was refused for the following reason:
 1. *The proposed extensions, by virtue of their size, siting, design and fenestration would fail to respond to the simple and traditional character of the host dwelling. The extensions would dominate and consume the parent building to the detriment of its traditional and rural character and appearance. Accordingly, the proposed development fails to comply with Policies DC1 and R2 of the Core Strategy 2014 and the adopted Design Guide 2018*
- 1.3. This revised proposal has responded positively to the concerns raised by the Local Authority and the Planning Inspector in the determination of this previous application and appeal and incorporates a modest raising of the ridge line of the property, omission of the previously proposed dormer windows in favour of rooflights, the erection of a two storey rear extension with lower, subservient eaves level, and associated external alterations.

2.0 SITE DESCRIPTION

- 2.1. The application site lies within the rural area and comprises a detached two storey cottage constructed from natural stone with a tiled roof atop. The dwelling occupies a location set away from surrounding residential properties, and lies on the eastern side of Quarry Road. The dwelling sits below the road level of Quarry Road, and slopes further down towards Quarry Bank to the east.

3.0 PLANNING POLICY

- 3.1. The Development Plan for this area comprises the Staffordshire Moorlands Local Plan of which the following policies are considered to be of relevance to the determination of the application:
- 3.2. Policy SS10 of the Local Plan relates to the 'Other Rural Areas Strategy' and states that these areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The Council and its partners will achieve this through a number of actions, including:
- Allowing extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.
- 3.3. Policy DC1 of the Local Plan relates to 'Design Considerations' and states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should (amongst other criteria):
- be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area
 - be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance

4.0 MATERIAL CONSIDERATIONS

National Planning Policy Framework

- 4.1. The National Planning Policy Framework (NPPF) seeks to secure the delivery of sustainable development and sets out guidance, inter-alia, in respect of securing high quality design. The content of the NPPF has been taken into consideration in the preparation of this application.

SMDC Design Guide SPD

- 4.2. The adopted Design Guide SPD provides guidance aimed at securing high quality design within the Staffordshire Moorlands. The content of this document has been taken into consideration in the preparation of this application.

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- 4.3. The above appeal relates to the previous application on this site (SMD/2018/0739) and has been taken into consideration in the preparation of this application. The content of the appeal decision is discussed within the Statement of Case below.

5.0 STATEMENT OF CASE

- 5.1. Policy SS10 of the Local Plan allows for extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. Policy DC1 of the Local Plan reflects those provisions, and requires development to be of a high quality and add value to the local area, and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance.
- 5.2. The previously refused application on the site had proposed a number of largely unsympathetic alterations to the existing dwelling, including a substantial increase in its ridge height, the introduction of large dormer windows to its eastern roofslope, a single storey side extension, along with a three storey heavily glazed extension off its western elevation which had an awkward eaves height that exceeded that of the main part of the dwellinghouse. The Local Authority refused the application, with the applicant going on to appeal that decision.
- 5.3. In determining the subsequent appeal, the Planning Inspector concluded that:

*“The combined **height, scale and massing of the extensions** would cause them to appear as uncomfortably large additions that would dominate the host dwelling, **particularly the west elevation and the roof**, and detrimentally alter the traditional and modest form of the existing building. Also, the **eaves of the stairwell would be at a higher level** than the proposed eaves of the dwelling **appearing as an awkward and disjointed feature**, visible above the bank. The small,*

*uniform windows, which currently lend a horizontal emphasis, would be replaced **with larger windows which would combine to give a vertical emphasis**. The changes to the existing openings, the **introduction of the glazed structures to the west and the overall amount of glazing proposed would further undermine the traditional character and appearance of the host dwelling**. The matching stone and blue slate would not be sufficient to make the proposal acceptable.*

- 5.4. In addition to those observations, the Planning Inspector also concluded that the proposed dormer windows would be sitting higher than the roof slope than other dormer windows in the locality, giving them a top heavy appearance.
- 5.5. The revised proposal set out within this application has sought to constructively address the previous concerns raised by the Planning Inspector, and in summary incorporates the following changes:
- A lesser raising of the ridge height of the existing dwelling based on accurate topographical information
 - No raising of the eaves line of the dwelling
 - Removal of the dormer windows in favour of rooflights
 - Erection of two storey rear extension with subservient eaves line
 - Removal of glazed gable to front roof slope of side extension
 - Retention of symmetrical front elevation
 - Reduction in the width of the first floor windows in the east elevation
 - Reduction in the extent of glazing on the rear extension
 - Reduction in extent of glazing overall, particularly to the western
- 5.6. By resultant effect of these changes, the revised proposal is of a much more complementary design, and of a lesser scale and mass to that previously considered by the Planning Inspector. The top heavy roof lights have been removed, the overall extent of glazing has been reduced, particularly to the western elevation, and a high solid-to-void ratio is maintained. The large openings at ground floor level on the eastern elevation of the building are retained, but such works could be carried out under Class A Permitted Development Rights in any event, so are not considered to be contentious. The proposal also represents a significant improvement over the previously refused scheme on account of it omitting the somewhat awkward three storey glazed extension, in favour of a more traditionally proportioned and subservient two storey rear extension, constructed from a matching palette of materials.

6.0 CONCLUSION

- 6.1. This revised proposal is considered to have resolved the concerns raised by the Local Authority and the Planning Inspector in their assessment of the previous application on the site, with the resultant proposal constituting a high quality design that is appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area, and which respects the site and its surroundings through its scale, height, density, layout, siting, landscaping, and character and appearance.
- 6.2. The proposed development is therefore in accordance with the requirements of policies SS10 and DC1 of the Staffordshire Moorlands Local Plan and guidance contained within the SMDC Design Guide SPD and the National Planning Policy Framework.