

DELEGATED DECISION REPORT

SMD/2021/0506
Valid 02/08/2021

20 CHURCH LANE
CHECKLEY

DEMOLITION OF
OUTBUILDING AND
PROPOSED EXTENSIONS TO
SIDE AND REAR

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Impact to the Conservation Area
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site is located in the Conservation area of Checkley. It is the second to last house along a row of detached properties along Church lane and fronts St Mary and All Saints Church, a Grade listed 1 building. The properties are all mix in character and appearance.

The application site comprises of a detached two-storey dwelling, an outbuilding to the side of the property, a driveway to the front that can accommodate 2 cars off road and a small garden to the rear. The property is constructed of red brick, render to the sides and brown tiles; it features white stone headers and Georgian windows. The property has previously extended via a part two storey and part single storey rear extension.

PROPOSAL

Planning permission is sought for a part two storey and part single storey rear extension. The two storey will extend above the existing gable to create additional head space in one of the bedrooms. It will have a ridge height of 5.8m (1.5m+) and extend the same length as the existing extension (4.8m).

The single storey extension will feature a mono-pitched roof and have ridge height of 4.3m. It will feature two Velux windows in the roof. It will serve a kitchen and family room.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS9 Smaller Villages Area Strategy

DC1 Design Considerations

DC2 The Historic Environment

T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph 127
Section 9

Supplementary Planning Document

Staffordshire Moorlands Design Guide Supplementary

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2001/0886	First floor rear extension	Approved 21/01/02
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CONSULTATIONS

Publicity

Site Notice expiry date: 27/08/21
Neighbour consultation period ends: 23/08/21
Press Advert: 1/09/21

Public Comments

Neighbours	None received
Parish Comments	None received
Conservation Officer	Original comments raised concerns to the replacement garage and extensions at the rear being rather busy and not reflective of the historic character of the building and need simplifying. Objection.

OFFICER COMMENTS

Principle of Development

Local Plan policy SS9 identifies Checkley as a 'Smaller Village' where there is support in principle for a range of developments including small-scale housing and employment related proposals.

Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported and in this instance include design, visual impact, neighbour amenity, parking and drainage.

The proposal is in accordance with Policy SS9 of the Local Plan.

Design and visual impact/ impact to the Conservation Area

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The site is in a Conservation Area. As such, the Conservation officer was consulted on the original scheme. She noted that: the outbuilding has heritage value and contributes to the setting of the house. When viewed from the north, looking towards the (Grade I Listed) church, it is a characterful building and helps draw the eye from the modern bungalows alongside. It's an interesting building in its own right, being part stone and part brick, and significant historic boundary walling. The outbuilding will have a connection to the main dwellings former use as a smithy or inn and small outbuildings such as this add greatly to the interest of an area. Its demolition would be harmful to the character and appearance of the Conservation Area, setting of the Listed church and social history of the area.

In addition to my objection to the loss of the outbuilding, the proposed design for the replacement garage is poor with a mock-pitched roof an extended flat roof at the rear which will be very visible from the road. Not acceptable. The other extensions at the rear are all rather busy, not reflective of the historic character of the building and need simplifying. I think its refusable as it stands.

Following the comments raised by the Conservation Officer, amended plans were negotiated, and submitted by the Agent. The amended proposal will not alter the outbuilding and the original flat roof will now feature a mono-pitch. It was considered that the flat roof extension to the rear would not in keeping with the character of the cottage. The re-amended plan is the final plan which is to be assessed.

When considering the amendments, mainly the extensions to the rear, the lean-to/cat slide would be a better fit than a modern flat roof that respects the character of the dwelling. The depth of the extension would undoubtedly make the roof appear more cat-slide roof like however on balance, would be the compromise to support the scheme that reflects the design of the cottage within the Conservation Area. As for the two storey rear extension, this will be a marginal alteration that will retain the same design and pitch as the low-level gable extension.

The agent has confirmed materials are to match the existing.

From this, it is concluded that there would be no harm to the conservation area and the scheme would be in accordance with DC2 on Historic Considerations and DC1 on Design considerations in the Local Plan.

Neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The main neighbouring properties that this proposal would impact upon are the neighbouring properties at: 18 Church Lane (to the west), 22 Church (to the east) and St Mary and All Saints Church opposite the application site

The immediate neighbour's amenity will be maintained as the property is well-screened by its own mature hedging and high brick border wall. In addition, the adjacent property at No.22 is on a lower terrain and windows are in level with the hedges so any views from their side elevation will be obscure. Any views from No.18 will be of the two storey side wall on the first floor.

It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Highway Safety

Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users. Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

For a dwelling consisting of four bedroom units (including the annex on the lower floor), a minimum of three parking spaces are recommended. The proposal would not affect the three existing parking provisions on the driveway that is available to the front.

This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

Other matters

Severn Trent Waters were consulted. They have raised no objections to the proposal subject to an informative requiring the applicant to contact Severn Trent Waters to discuss the implications of their assets crossing the application site following any decision made.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Lisa Li

Recommendation Date: 17th June 2022

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Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

