

DELEGATED DECISION REPORT

SMD/2022/0113
Valid 26/04/2022

**THE FOXGLOVES STAR
BANK
OAKAMoor**

**ERECTION OF A 10X18'
CEDAR FRAMED
GREENHOUSE WITH A BRICK
BUILT DWARF WALL.
MANUFACTURED AND
INSTALLED BY
WOODPECKER JOINERY LTD
- UTTOXETER.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the Conservation Area
- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a detached brick and tile dwellinghouse and its associated curtilage, situated in the Churnet ward. Additionally, the proposed site is within the Churnet Valley Masterplan Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate rural regeneration. The Foxgloves is located within the Oakamoor conservation area, although not detailed as a positive building, meaning that it is of a lesser significance to the conservation area as opposed to some surrounding buildings. The site is enclosed by neighbouring dwellinghouses on the North-East. Briars, Star Bank and Camberley, Farley Road are situated to the North-East of the site. Disused Lime Kilns, Star Bank (a Grade 2 Listed structure and heritage asset in Oakamoor) is located to the North of the site. The Star Bank highway which serves the site is located to the North.

PROPOSAL

The proposed development comprises the erection of a 10x18' cedar framed greenhouse with a brick built dwarf wall to the North of the host dwelling. It would have a length of approximately 5.5 metres and a width of approximately 3.05 metres. The maximum height of the proposed greenhouse is approximately 2.94 metres and the maximum eaves height would be 1.65 metres. It would be constructed from materials which would harmonise with the existing dwellinghouse, including brick, glass and wood.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS9 Smaller Villages Area Strategy
SS10 Other Rural Areas Area Strategy
SS11 Churnet Valley Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 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.

Other documents

- Oakamoor Conservation Area Appraisal – July 2016
- Oakamoor Conservation Area Article 4 designation
- SMDC Design Guide SPD adopted 21st February 2018

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1983/0126 – Diversion and rebuilding of overhead lines. Closed.
SMD/2002/0064 – Erection of one pair of semi-detached dwellings (outline). Refused.
SMD/2002/1146 – Erection of dwelling. Approved.
SMD/2004/1535 – Detached dwelling (approval of reserved matters). Approved.
SMD/2006/0329 – Erection of a detached dwelling. Approved.
SMD/2018/0191 – Removal of condition 11 in relation to SMD/2006/0329. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 27/06/2022
Neighbour consultation period ends: 03/06/2022
Press Advert: 11/05/2022

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been received from Oakamoor Parish Council.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. A more limited focus on future growth is to be directed to smaller villages, including Oakamoor, only allowing for development of an appropriate nature. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS9, smaller village settlements should only settle for appropriate development which enhances community vitality or that meets a social or economic need of the settlement and its hinterland. The site lies within the smaller village of Oakamoor, where all new development will have the aim of reflecting and enhancing the special character and heritage of the town.

The proposed site is within the Churnet Valley Masterplan Boundary, where any development should be of a scale and nature and of a high standard of design which conserves and enhances the heritage, landscape and biodiversity of an area. Furthermore, the proposed development would be acceptable, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include impact on the conservation area, design, neighbour amenity and highway safety.

Impact on the Conservation Area

The proposed development cannot 'preserve' the conservation area because it would introduce a significant change with development in a previously undeveloped space. Therefore, the proposed greenhouse would be assessed on the basis of whether it would enhance the conservation area.

The conservation area appraisal describes how the "geology and structure of the steep-sided valleys creates a visual envelope, which contains many of the most dramatic views, combining both groups and isolated buildings with the dense tree canopy." The "spacious setting" is noted to be the core part of the village – the village hall, Starwood Terrace, the war memorial garden opposite and the right angled terrace known as The Square. Although it is not specifically mentioned in the conservation area appraisal the document states at page 33 that: "The omission of any particular building, feature, view or space within this appraisal should not be taken to imply that it is of no interest".

The appraisal notes in detail the significance of the terraces of The Square and Starwood Terrace in the early development of Oakamoor as important housing for a specialist worker community. Although essentially humble these terraced dwellings were built with craft detailing. They were laid out to give space for gardens for the workers to grow produce. It can reasonably be concluded – indeed it is set out in the appraisal – that the space around these terraces, the war memorial and the village hall was deliberate and is therefore a contributory aspect of the village's heritage.

The site is not detailed as a 'positive building' on the Figure 4 – Oakamoor Spatial Analysis map, indicating that it does not necessarily have special historic or architectural interest. I note that the proposed greenhouse would be adjacent to the Northern facing side elevation of the dwellinghouse, closest to the highway which serves the dwelling. Regardless of this, when looking from the East of the site, the proposed greenhouse would not be visible. When viewed from the West against the embankment, it would be seen within the context of the existing landscape and features of the embankment. The greenhouse would not be excessively large, therefore when viewed from the North (where the sensitive Listed lime kilns are located), it would just be seen in the backdrop of the house. The greenhouse would be set lower down than the host dwelling, thus it would not influence the visual character of the Listed lime kilns and would not harm them any more than the existing house. Therefore, it is considered that the addition of the proposed greenhouse to the curtilage of the host dwellinghouse would not adversely affect the "spacious setting" and visual character of the conservation area. Instead, it would be seen to enhance the character of the conservation area.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that outbuildings should harmonise with the parent building. An

outbuilding should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The proposed works comprise the erection of a 10x18' cedar framed greenhouse with a brick built dwarf wall to the North of the host dwelling. It would have a length of approximately 5.5 metres and a width of approximately 3.05 metres. The maximum height of the proposed greenhouse is approximately 2.94 metres and the maximum eaves height would be 1.65 metres. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see outbuildings subordinate to the dominant parent building. It is important that outbuildings are designed and built in sympathy with the property which they serve. Ideally, materials and the roof pitch of the outbuilding would match those of the parent building.

The proposed greenhouse would be erected within the side curtilage of the dwelling, within a large, spacious curtilage plot. The host dwellinghouse and surrounding curtilage are set back from the highway which serves them, meaning that the greenhouse would not be largely visible. As there would be a lack of visibility of the proposed greenhouse from all directions, due to its well-proportioned size and predominantly glazed, lightweight exterior, no harm to the surrounding landscape would arise. The proposed greenhouse would not create a visually prominent focal point within the curtilage of the host dwelling. It would be appropriately set within the context of the landscape and the features of the embankment which would run adjacent to it. The design of the greenhouse is simple and functional, serving the purpose of being incidental to the enjoyment of the host dwellinghouse. As the proposed greenhouse is single storey, as well as having a simple pitched roof course which complements the host dwellinghouse, it is considered appropriate in terms of its design. Therefore, the greenhouse would not compete with the proportions of the host dwelling, as it is clearly read as an outbuilding used as incidental to the enjoyment of the host dwelling. Thus, it would be considered appropriate development in accordance with the Council's Design SPD.

Materials used in the construction of the proposed greenhouse would appear to match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. The proposed greenhouse will have a glass roof with a wooden frame and dark grey aluminium capping, with a brick dwarf wall. The extent of glazing used in the construction of the proposed greenhouse would make it a lightweight structure. It would not be seen as visually prominent as the vast proportion of the elevation would be constructed from glass, so there would be a large element of visibility through the building. The materials would be considered appropriate in relation to the existing dwellinghouse, as well as the surrounding street scene. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the host dwelling.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

Amenity

Paragraph 130 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is bound by Briars, Star Bank and Camberley, Farley Road to the North-East. Thus, assessment of amenity impact will be required on the two direct neighbouring dwellinghouses to the North-East of the site.

Consideration has been given to whether the proposed greenhouse might be seen to impact the amenity of the neighbours at Briars, Star Bank and Camberley, Farley Road (North-East of the site). I note that these neighbouring dwellinghouses are on a substantially higher ground level than the site. Thus, as the height of the proposed greenhouse would not be as high as the height of the ground level that the neighbouring dwellings are sited on, no overshadowing or overlooking would occur. From this observation, it becomes apparent that the light and privacy amenity of these neighbours would not be adversely impacted by the proposed greenhouse.

There are no neighbouring dwellings to the Western side curtilage of the dwellinghouse, therefore no amenity impact would occur here.

Highway Safety

Paragraph 102 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed greenhouse would not increase the number of bedrooms of the dwelling. Therefore, it is clear that no additional parking spaces will be required for the number of people habituating the dwellinghouse. Additionally, as the proposed greenhouse would not be positioned near the available parking belonging to the dwelling, off-road parking would not be compromised, in compliance with Policy T1.

Thus, the proposed extensions would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. The application would have no adverse effect upon neighbour or street scene amenity and the proposal is considered to be acceptable in the context of the surrounding conservation area. Therefore, the proposed greenhouse is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 27/06/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council