

DELEGATED DECISION REPORT

SMD/2022/0258
Valid 18/05/2022

12 BLACK LION
HOLLOW LANE
CHEDDLETON

PROPOSED REAR GROUND
FLOOR EXTENSION TO
EXISTING KITCHEN
ASSOCIATED WITH PUBLIC
HOUSE

(FULL - MINOR)

MAIN ISSUES

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

DESCRIPTION OF SITE

The site is within the development boundary of Cheddleton and comprises The Black Lion, which is on the north side of Hollow Lane, a narrow country road in the historic Conservation Area of the village, mainly comprising sporadically placed historic buildings separated by large green gaps and several mature trees. It is a traditional Victorian pub, part red-brick, part stone and which lies perpendicular to the road which also provides the access to the parking area immediately to the front of the pub (to the west of it) and to the north side. There is a neighbouring dwelling attached to the north side gable but open land exists to the north of the side parking area. An old listed church lies to the west. To the east lies further old cottages facing the lane. To the south on the other side of the road is a green gap with further old dwellings further along the road.

PROPOSAL

This is a full planning application for a single-storey rear extension (on the east elevation) to enlarge the existing kitchen which is inside a “lean-to” on the side of the two-storey rear gable-ended projection. A replacement extraction flue would be placed on top. The original plans showed a continuation of the form of the lean to projecting rearward of the two-storey projection resulting in a flank wall of almost 4.0 metres in height and a single-roof slope to the other side and a rear facing half-gable.

Amended plans were received to show an extension which replaces the rear-facing half-gable with a hipped roof slope facing the rear which is triangular to join with the hip of the extended lean-to roof. 3D images have been provided to better demonstrate this arrangement. The rear projection of the extension has also been increased from 2.75 to 3.0 metres to make the new roof design work, with slopes to match the pitch of the existing roofs of the building. This would leave a gap of 0.75 metres from the rear boundary of the site.

A Heritage Statement has been submitted.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted July 2021)

DC1 – Design Considerations

DC2 – Historic Environment

NPPF (Revised July 2021)

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None in relation to this particular proposal.

CONSULTATIONS

Publicity

Site Notice expiry date: 30.6.22

Neighbour consultation period ends: 30.6.22

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

Not object.

Local Highways Authority

No objection.

Environmental Health

No objection. The proposed extension to the kitchen is in principle welcomed by the Environmental Health Department. But we would recommend the following conditions are imposed on any permission granted. We would especially draw attention to the plant and machinery and cooking smells condition which should be noted and complied strictly by the developer/applicant to prevent operational issues in the future. There is no record of noise complaint against the current kitchen plant and extraction systems.

Severn Trent Water

No objection. The proposal has minimal impact on the public sewerage system and do not require a drainage condition to be applied.

OFFICER COMMENTS

The extension is very small scale in relation to the overall size of the building and its appropriate height and projection would lead it to appear as an entirely subservient addition to the pub. It would be on the opposite side of the pub from where the listed church is located and there would be no visual link between it and the church, screened by the two-storey presence of the main pub building.

The original plans were deemed unacceptable as the projecting mono-pitch design, although a continuation of the existing lean-to, would have led to the presence of an almost 4.0 metre high flank wall projecting from the far back wall of the pub, appearing as a high flat-roofed extension when viewed from the road where it would be visible despite the change in ground levels, vegetation screening and other rear structures. It was considered this modern approach would not have harmonised with the traditional forms of the pub and would be an incongruous feature of the historic Conservation Area. The Council's Design Guide resists flat-roofed extensions and this would particularly be the case in historic Conservation Areas such as the one in Cheddleton comprising traditional historic village buildings with dual-pitched roofs.

The revised form of the extension would also not be conventional in the Conservation Area but I consider still responds better to the form of the pub including its rear parts and projections. The slight increase in projection is not objectionable as this has led to an improved roof design with roof slopes which match the angle of those existing, as appropriate. From the road it would appear as a hipped lean-to structure which is common on the back of old buildings and would not appear as a visually obtrusive addition.

I had suggested a standard dual pitch with rear gable end for the extension to match the two-storey projecting part of the pub but the applicant declined to amend the plans as a high wall and ridge were needed for the ventilation/extraction requirements of the kitchen and the need to place machinery and a flue. That type of design would not have met those requirements. The amended plans eventually submitted achieve this and still lead to an acceptable design and appearance.

The flue is the same design as the one existing and would be less visible than the road as it would be better screened by the proposed roof ridge.

The extension would not be close enough to neighbouring residential dwellings, including the attached dwelling to the north to cause any loss of privacy of light issues. The Environmental Health Section do not object to the proposal based on the position of the flue, in terms of noise, disturbance (from machinery) or odours subject to conditions which include the submission of details of the exact machinery to be used so that the impacts can be assessed before installation.

CONCLUSION / PLANNING BALANCE

The amended proposal would not harm the character and appearance of a Conservation Area, indeed the design of the extension would compliment and sustain the importance of the heritage asset. In addition the extension would not harm residential amenity with the safeguard of conditions. The amended proposal would comply with the Local Plan and the government planning guidance in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 21.7.22

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council