

DELEGATED DECISION REPORT

SMD/2022/0247 Valid 13/05/2022	2 KENDAL COTTAGES COTTON LANE COTTON	TWO STOREY REAR EXTENSION (FULL - HOUSEHOLDER)
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MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The site is a part of a ribbon development within the small village of Cotton made up of semi-detached, two storey Edwardian-style cottages made up of brick and-render. The property itself is part of a row of cottages of similar design and types and sit back from the road. There is a small wooden shed to the side of the property. Opposite the site, there are sports fields and open countryside. To the rear (west) the land slopes down towards woodland and more countryside.

PROPOSAL

Planning permission is sought for a two storey side and rear extension that partially wraps around the original property.

The extension will use larch timber cladding.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS9 – Smaller Villages Area Strategy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 23/06/22

Neighbour consultation period ends: 09/06/22

Public Comments

Neighbour comments	No representatives received
Oakamoor Parish Council Comments	No objection
Severn Trent waters	No objection subject to informatives

OFFICER COMMENTS

Principle of Development

The dwellinghouse is located within the 'smaller village' of Cotton, as identified by policy SS9 of the Local Plan (2020). Policy SS9 seeks to allow an appropriate level of sensitive development which enhances community vitality, which would include the provision of extensions to existing dwellinghouses. The principle of the proposed development is therefore considered acceptable.

Design

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 majority of the two storey extension's bulk and mass is located to the rear. Whilst it is typically agreed that there is more scope to extend to the rear, there is direct views of the side and partial views of the applicant's rear garden from the Cotton Lane due to the position of the property being stepped back and having a 6m



side gap from the immediate neighbour at No. 1 Faber Cottages- see site photo below.

It is recognised that while the Council does consider extensions which do not emulate the style of the original building in some circumstances, but in this case the contemporary timber 'shed like' extension would not respond well with the character of the host dwelling nor those along the row of houses it is part of. Furthermore, as the extension can be visibly seen from the road and can be considered a prominent feature within the street-scene, it would appear incongruous with the traditional materials used on cottages which are of its time. The application is therefore considered not to be in accordance with Policy DC1 of the Local plan and the Council's Supplementary Planning Design Guidance as it fails to provide an honest recognition of the building's evolution nor retain its historic integrity.

The extension also fails to comply with the Council adopted Design Guide which states "*all extensions should harmonise with the parent building.*" It goes on to states "*New buildings should ideally be constructed from the same palette of materials used traditionally in the area. This means for the most part natural stone or brick for walling and Staffordshire blue clay tiles or slate for roofs.*"

The Design Guide does discuss "modern" materials and states "*New materials need to respect the building and its setting. Occasionally, high quality modern materials may be used as substitutes or replacements for traditional materials in exceptional circumstances where appropriate to the design or setting, provided they harmonise well. An example would beterne-coated steel instead of lead for flat roofs. More commonly, modern substitute materials are less appropriate and often less durable*". (my emphasis). It is not considered that expectational circumstances such as those cited would apply in the case of an extension to an ordinary domestic property.

The Design Guide also states explicitly at para 7.28 "There is no tradition of external timber boarding in Staffordshire Moorlands". (my emphasis).

The NPPF states inter alia at paragraph 130 that decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and should be visually attractive as a result of good architecture. For the reasons given above the use of timber here would not create a quality finish and would not be durable over the life of the development in the harsh Moorland climate. The NPPF continues to state that developments should be sympathetic to local character and history, including the surrounding built environment and should establish or maintain a strong sense of place, using (inter alia) materials to create attractive, welcoming and distinctive places to live, work and visit.

As there is no tradition of timber boarding in the Moorlands it would not be sympathetic to local character or help to create a strong sense of place.

It should be noted that the officer has suggested matching materials such as brick and render to blend the extension with the original. However, the agent and applicant were adamant to keep the extension as per submitted. Therefore, the Council is unable to support the scheme as it stands.

Impact to 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 property that this proposal would impact upon is the neighbouring property No.1 Faber Cottages and No.1 Kendal Cottages.

The extension will be positioned closer to No.1 Faber Cottages which sits on a higher terrain than the application site. It is considered that neighbour's amenity will be maintained as there is one side facing windows that serves a bathroom and as such, will remain obscure glazed.

Referring to No.1 Kendal Cottage, the extension does not extend the full width of the dwelling which could be to avoid the breach of the 45 degree guideline when considering loss of light. Nevertheless, the handed property's amenity will also be maintained as the new windows, particularly to the rear, will mainly look out onto the applicant's garden.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The proposed extension will increase the number of bedrooms at the property from three to four. The property has currently parking for one car parking space to the front. From the officer's site visit, on-street parking occurs along the front of the property, along Cotton Lane. Whilst the increase in bedrooms could lead to extra demand for parking in the vicinity of the property, the availability of on-street parking, or lack of, will usually self-regulate how many vehicles the occupants of a property will have. Therefore it is a reasonably sustainable location. It is for these reasons that it is not considered that the proposed extension will have a detrimental effect on highway safety.

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

CONCLUSION

The use of materials would not respect the character of the existing dwelling and would as a result, adversely affect the quality of the street-scene. Accordingly, the application is not considered to be in accordance with the NPPF and the Local Plan. This proposal is recommended for refusal.

OFFICER RECOMMENDATION : Refusal

Case Officer: Lisa Li

Recommendation Date: 18/08/22

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council