

DELEGATED DECISION REPORT

SMD/2022/0354
Valid 23/06/2022

WHARF COTTAGE
PARK LANE
ENDON

REPLACEMENT WINDOWS
AND DOORS TO FRONT OF
PROPERTY.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Heritage – Cauldon Canal conservation Area
- Public amenity

DESCRIPTION OF SITE

Detached two storey brick and tile roofed dwelling formerly associated with canal operations, now a private dwelling. The east elevation is built up to the edge of the canal side tow path which is open to public access including cycling. A two storey side extension to the northerly gable was built following a 2004 consent.

PROPOSAL

Replacement of all windows (four) on the front elevation. Replacement of two front doors and two French doors on front elevation.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

04/01094/FUL – Two storey and single storey side extension

SMD/2021/0508 – Install 1 replacement window and 2 new French doors to eastern elevation of property

CONSULTATIONS

Publicity

Site Notice expiry date: 07/09/2022

Neighbour consultation period ends: N/A

Press Advert: 03/08/2022

Public Comments

None

Town / Parish Comments

None

Staffordshire County Council Highways

Consulted – the proposal does not impact upon the adopted highway. No objection to the proposal.

OFFICER COMMENTS

Principle of Development

Although within the Cauldon Canal Conservation Area, with no Article 4 notice in force, the alteration of the dwelling by insertion / alteration of windows is Permitted Development under GPDO(2015) Schedule 2 Part 1 Class A. Nevertheless the applicant has sought the consent of the LPA.

PD rights were not removed in relation to the 2004 or 2021 consent.

Design

The existing windows are upright in their proportions. The proposal under consideration will replace the windows and doors on the front elevation, without altering the openings. The windows and doors, will remain the same size, and proportion as the existing windows and doors in the front elevation. Bearing in mind the PD provisions the LPA has not sought to amend the frame materials proposed as UPVC. Overall it is considered that the replacement windows and doors would not harm the character and appearance of the conservation area, rather it would continue to sustain it.

Amenity

There would be no implications for neighbour amenity as the property stands alone with no nearby dwellings.

No additional windows or entrances are being proposed and so will not impact on the amenity of occupants.

Highway Safety

The comments of the County Highway department have been noted. It is considered that the scheme will have no impact upon the adopted highway.

CONCLUSION / PLANNING BALANCE

As there is the option under permitted development rights for the householder to carry out this or similar work without planning consent the scope for the LPA's interventions are significantly curtailed. The scheme is considered acceptable under planning policy.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank c/o Rachel Robinson

Recommendation Date: 8.9.2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council