Rob Duncan
Planning
Consultancy

PLANNING STATEMENT

HAWTHORNE HOUSE
STANLEY

SEPTEMBER 2022

Site Address:
Hawthorne House, Puddy Lane, Stanley, ST9 9LX

Applicant:
Mr. N. Mountford

Proposal:
Erection of Detached Garage to Front of Dwelling

Planning Statement:
Date Issued: 27th September 2022
Job Reference: RDP/2022/091

Report Prepared By:
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1 Introduction

1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mr. N. Mountford to submit a planning application for the erection of a detached garage to the front of the exiting dwelling at Hawthorne Cottage, Puddy Lane, Stanley.

1.2 The application represents a resubmission following the submission of application SMD/2021/0078 which had proposed the erection of an orangery along with a detached double garage to the front of the property. Following concerns being raised about the absence of a robust Heritage Statement and about its size and visual impact, the garage was omitted from the application with consent granted only for the orangery.

1.3 The proposed detached garage in this revised application will occupy a floor area of 32.5 square metres and stand to a maximum ridge height of 4 metres. The building has been relocated following the concerns raised during the determination of application SMD/2021/0078, with the garage set closer to the northern site boundary, thereby avoiding blocking up the whole of the ground floor home gymnasium window. A section drawing has also been prepared to show the inter-relationship of the proposed garage to the public highway which sits 1.3m higher than the ground floor level of the garage.

1.4 This revised application is also accompanied by a Heritage Statement prepared by Philip Heath (Heritage Consultant) which should be read in conjunction with this Planning Statement.

2 Site Location

2.1 The application site comprises a detached two storey dwellinghouse whose architectural style suggests it dates from the 1980s. The building has an asymmetrical design and is finished in render with a Staffordshire Blue tiled roof.

2.2 The dwelling is one of three modern storey dwellings located on the western side of Puddy Lane at the southern end of Stanley village. The dwelling is set back from the carriageway of Puddy Lane behind a frontage parking area, with a dry stone wall to its frontage and a tall hedgerow behind. The existing parking area sits at a lower level to the adjacent carriageway (-1.3m).

2.3 The building is not statutorily listed, nor are there any listed buildings located within the immediate vicinity of the site. The site does nevertheless lie within the Stanley Conservation Area.

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The Development Plan for this area comprises the Staffordshire Moorlands Local Plan (2020) of which the following policies are considered to be of relevance:

3.2 Policy SS1 of the Local Plan relates to 'Development Principles' and states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, in partnership with other agencies and services:

- *a mix of types and tenures of quality, affordable homes, including starter homes, to meet the needs and aspirations of the existing and future communities*

- *quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers;*

- *easy access to jobs, shops and transport services by all sections of the community;*

- *increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce;*

- *a healthy, safe, attractive, active, well-designed and well-maintained environment;*

- *development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings;*

- *development that is undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas, including the Peak District National Park, both now and for future generations.*

- *support development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon*

3.3 Policy SS9 of the Local Plan relates to the 'Smaller Villages Area Strategy' and confirms that these settlements shall provide only for appropriate development which enhances community vitality or meets a social or economic need of the settlement and its hinterland. It also seeks to ensure that new development reflects and enhances each village's special character and heritage by protecting and enhancing the setting and historic character of the village, including heritage assets.

3.4 Policy DC1 of the Local Plan relates to 'Design Considerations' and states that all development should be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design SPD. It goes on to state that new development should (amongst others):

- *be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area*

- *be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance*

- *protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping, as well as noise, odour and light pollution.*

3.5 Policy DC2 of the Local Plan relates to 'The Historic Environment' and states that the Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment. It goes on to state that protection will be given to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.

4 Other Material Considerations

The National Planning Policy Framework

4.1 The National Planning Policy Framework (NPPF) seeks to secure the delivery of sustainable development and sets out policies, *inter-alia*, in respect of securing high quality design and safeguarding heritage assets. The content of the NPPF has been taken into consideration in the preparation of this application.

SMDC New Dwellings and Extensions to Dwellings SPG

4.2 This document sets out guidance aimed at securing good quality design, and provides advice on designing garages. The content of the SPD has been taken into consideration in the preparation of this application.

5 Planning Assessment

5.1 The application proposes the erection of a detached garage to the front of the existing dwelling and follows on from a previous application where concerns were raised by the Local Authority about its potential impact on the character and appearance of the Stanley Conservation Area (SMD/2021/0078). Concerns were also raised about the siting of the garage in front of the existing ground floor window.

5.2 This revised application encompasses the re-siting of the garage further northward within the site so that it abuts up to the northern site boundary. In doing so the garage no longer sits wholly in front of the existing ground floor window. The window serves a home gymnasium in any event, and thus does not comprise a principal window. The application is also accompanied by a section drawing that demonstrates that the garage will sit 1.3 metres below the level of the carriageway of Puddy Lane, with only a small part of the roof being visible above the roadside hedgerow. A comprehensive Heritage Statement has also been prepared to accompany the application, which specifically addresses a number of the comments previously raised by the Local Authority.

5.3 In determining the previous application the Local Authority concluded that:

> *"The application building is not a designated heritage asset and nor is it judged of such significance that it should be considered a non-designated heritage asset though it does nonetheless contribute positively to the Conservation Area street scene and public views, certainly in its front elevation. Any harm to the building aesthetic would need to be assessed and would be likely*

to be found to some degree harmful to the Conservation Area character or appearance".

5.4 The accompanying Heritage Statement disagrees with that conclusion, commenting that the three modern houses (of which the application site forms part) have a rather suburban appearance which is somewhat alien to the historic buildings of the conservation area, as the older buildings are altogether less formal in their design and siting. The Heritage Statement goes on to criticise the Local Authority's conclusions about the contribution the site makes to the Conservation Area, commenting that:

"Hawthorne House and its immediate neighbour are two houses of similar form, and probably of similar date. The Council considers that Hawthorne House 'contribute positively to the Conservation Area street scene and public views' which is ***a generous assessment in my opinion****. Conservation Areas are designated for their special architectural or historic interest, and I consider it unlikely that either of these houses would be singled out as 'positive contributors' if a conservation area appraisal were to be produced" (my emphasis)*

5.5 The Heritage Statement goes on to comment that:

"At Stanley, the irregularity and lack of strong adherence to 'normal rules' is an essential part of the character of the village. The individual context needs to be taken into account in the Council's assessment of the proposal and there are numerous examples of front garages"

5.6 Indeed there are… the adjacent property to the immediate north of the site (Chestnut Tree House) has a double garage set forward of the existing dwelling in a manner that is very similar to the one proposed in this application. Like that neighbouring garage, the proposed development will sit below the adjacent carriageway and be afforded a substantial degree of screening and filtering by the existing boundary hedgerow that encloses the eastern site boundary (see Figure 1). In areas where it can be viewed, i.e. from the site access, the building will be seen as a wholly subservient form of development set against the backdrop of the existing dwelling and its neighbour beyond.

Figure 1 – View Towards Site Along Puddy Lane From South



5.7 The Local Authority has tried to draw some distinction between the garage at Chestnut Tree House and the application site, commenting that the former is seen alongside the property next door. However, as the Heritage Statement comments, the fact that the neighbour's garage appears less isolated on account of its proximity to an adjacent gable, does not affect the relationship of the garage to the frontage of the house, and suggests that the relationship to the house frontage was not a determining factor.

5.8 A detached garage sited forward of the existing dwellinghouse can also be observed Wellcroft Cottage, on Tompkin Road (Figure 2) which occupies a highly conspicuous location within the Conservation Area, comparative to the more discreet location of the application site.

Figure 2 – View of Existing Garage at Wellcroft Cottage, Tompkin Rd.



5.9 A further example can be observed at Sandstones on Tompkin Road (Figure 3 overleaf) which comprises a detached double garage located close to the site frontage, and set behind a dry stone wall. The upper elevation and entire roof is readily observable within the Conservation Area. By contrast the application site is much more discreet.

5.10 A detached double garage is also observable at Horton House (Figure 4 overleaf). That garage occupies a highly conspicuous location within the Conservation Area, with no meaningful boundary screening to preclude views of the detached garage. By contrast the application site is much more discreet, set behind a mature boundary hedgerow.

Figure 3 – View of Existing Garage at Sandstones, Tompkin Rd.



Figure 4 – View of Existing Garage at Horton House, Tompkin Rd.



5.11 It is clear from the above that there are numerous examples of garages being sited forward of their respective dwellinghouses, in much more visually conspicuous location within the Conservation Area, and there is nothing inherently wrong doing so. Indeed, the adopted New Dwellings and Extensions to Dwellings SPG does not seek to preclude the siting of garages forward of existing dwellings. Rather it sets out various guidance in respect of garages, noting that:

> *"Generally speaking, within the rural areas, a separate outbuilding is preferable to an attached or integral garage"*

5.12 The submitted proposal accords with that advice. The garage also accords with other recommendations in the SPG in that it relates well to the host dwelling in terms of its siting, appearing as a clearly subordinate feature in relation to the dwellinghouse. It is modest in size and height to reflect its purposes as an ancillary domestic outbuilding, and its materials will match that of the host dwelling. The proposed garage consequently meets the guidance set out within the adopted SPG.

5.13 The overall conclusion within the Heritage Statement is that the proposed garage would blur the distinction between old forms of development and modern ideas of housing layout, which would "not do any harm to the village". The Heritage Statement goes on to conclude that:

> *"In my view, the special architectural and historic interest of the conservation area would remain unchanged by the proposal. Its salient characteristics would be preserved, and the partial obscurement of the front elevation is not a determining factor in my opinion. This resonates with the initial "first impression" conservation comments on application SMD/2021/0078, which*

said "I can't see that heritage will be a major issue on this application"

5.14 Having regard to these conclusions it is submitted that the proposed development will not detract from the character and appearance of the surrounding area, or detract from the special characteristics of the Stanley Conservation Area. The proposed development consequently meets the requirements of policies SS1, DC1 and DC2 of the Local Plan and guidance set out within the New Dwellings and Extensions to Dwellings SPG.

6 Conclusion

6.1 The proposed development constitutes a sustainable form of development that will appear wholly subservient to the host dwelling and will be constructed from a matching palette of materials. The previously raised concerns about the siting of the garage in front of the ground floor window have furthermore been resolved by the re-siting of the garage. The proposed development will furthermore not have an adverse impact on the significance of the Stanley Conservation Area as a heritage asset.

6.2 The proposed development consequently meets the requirements of policies SS1, SS6, DC1 and DC2 of the Local Plan and guidance set out within the New Dwellings and Extensions to Dwellings SPG.