

PLANNING STATEMENT

**BROW HILL, ASHBOURNE ROAD
WHISTON**

SEPTEMBER 2022

Site Address:

Brow Hill, Ashbourne Road, Whiston, Staffordshire, ST10 2HZ

Applicant:

Mr. & Mrs. Render

Proposal:

Erection of two storey side extension

Planning Statement:

Date Issued: 27th September 2022

Job Reference: RDP/2022/069

Report Prepared By:

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1 Introduction

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mr. & Mrs. Render to seek full planning permission for the erection of a two storey side extension at Brow Hill, Ashbourne Road, Whiston.
- 1.2 The proposed extension will be set back from the front elevation of the dwellinghouse, and occupy a footprint of 17.4 square metres. The extension will provide a snug at ground floor, with an additional bedroom at first floor. The total gross internal floor area of the extension will amount to 27 square metres.
- 1.3 The extension is to be constructed in facing materials to match the host dwelling (red facing brickwork and Staffordshire Blue clay tiles) and has been designed to reflect and reinforce the architectural characteristics of the existing dwelling, including matching window proportions, header and cill detailing and matching roof pitch.

2 Site & Surroundings

- 2.1 The application site lies within the rural area on the northern fringe of Whiston village, and as the name of the property suggests, it is located towards the brow of a hill on the Ashbourne Road. The existing property comprises a two storey detached cottage, with projecting two storey rear outrigger with single storey lean-to to the side. It is located on the northern side of the Ashbourne Road and has rising land extending to its rear. The dwelling is constructed from red facing brickwork and two types of stone, with a Staffordshire Blue tiled roof.
- 2.2 A detached two storey dwellinghouse is located to the immediate southwest of the site (Bank House) which is finished in render, and which sits forward of Brow Hill. Beyond the eastern site boundary lies the domestic curtilage of another two storey cottage known as Brook House which has recently secured consent for the erection of a two storey side and rear extension and detached double garage (Applications SMD/2020/240 and SMD/2020/0500 refer). The southeastern boundary of the site is enclosed by the Ashbourne Road, beyond which lies the rear gardens of properties in Eaves Lane.

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 recently adopted 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 emissions.*

3.3 Policy SS10 of the Local Plan relates to the 'Other Rural Areas Strategy' and states that these areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism, or enhances the countryside. The policy goes on to state that the Council will allow extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.

3.4 Policy DC1 of the Local Plan relates to 'Design Considerations' and states that all development shall 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 Guide SPD. In particular, new development should (amongst other criteria):

- *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, overbearing development, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution;*
- *provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use;*

4 Other Material Considerations

National Planning Policy Framework

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

SMDC Design Guide SPD

- 4.2 The adopted Design Guide SPD provides advice aimed at securing the delivery of high-quality built development within the District. The content of the Design Guide SPD has been taken into consideration in the preparation of this application.

SMDC Design Principles for Development SPG

- 4.3 The adopted Design Principles for Development SPG was the forerunner to the Design Guide SPD and is still applied as supplementary guidance by the Local Authority. The content of this document has been taken into consideration in the preparation of this application.

5 Planning Assessment

5.1 The application seeks planning permission for the erection of a two storey side extension to an existing detached dwelling located within the rural area, on the northern fringe of the village of Whiston. Policy SS10 of the Local Plan makes provision for the extension of existing dwellings within the rural area, provided that they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.

5.2 The existing dwelling comprises a simple, detached, two storey cottage with an asymmetrical front elevation. It has a dual-pitched roof that spans the shorter side of the roof, with a strongly defined ridge line that is emphasised by gables. Its windows are of a traditional size, with vertical proportions, and have stone headers and cills. To the rear of the property projects a two storey outrigger with single storey lean-to on its eastern side that is constructed from contrasting materials (stone). Despite the depth of this outrigger, it is relatively discreet in views from the public domain owing to the topography of the site which wraps up to the north and west with only its western elevation being observable from the Ashbourne Road.

5.3 Paragraph 5.5 of the Design Guide SPD states that:

“All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge line lower than the parent building will help”

5.4 The Design Guide SPD goes on to present an image of a property that it considers to be ‘well proportioned’, an extract of which is shown in Figure 1.

The extension shown in that image is approximately 50% of the width of the existing dwelling.

Figure 1 – Extract of Adopted Design Guide SPD



A well proportioned side extension in Ipstones

- 5.5 The provisions of the Design SPD are reinforced within the adopted Design Principles SPG which states on pp.2.3 that:

“When siting a new extension, the most important principle is to avoid dominating the main frontage and the extension should be subordinate to this and to the building as a whole”

- 5.6 The Design Principles SPG goes on to state on pp.2.4 that:

“the size and shape of the extension should respect the height and proportions of the existing house to ensure the new addition fits neatly with the old”

5.7 The guidance goes on to state that:

“In order to achieve this secondary appearance, the ridge height of the extension should be lower than the existing, certainly no higher”

5.8 The proposed two storey side extension has been designed to accord with the above design guidance. The extension is set back from the front elevation of the existing dwelling, and in doing so a break in the ridge line is achieved so that the extension reads as a subservient addition. The width of the extension is also proportionate to the width of the existing cottage, such that it will not dominate or compete with the host property. The principal elevation of the property will remain the dominant feature within the streetscene.

5.9 The proposed extension is also to be carried out in facing brickwork and Staffordshire Blue tiles to match the materials of the front part of the existing cottage. The design and appearance of the extension also complements the host dwelling by virtue of its matching window proportions and the use of matching header and cill detailing. In doing so a high quality of design is achieved that is respectful to the character and appearance of the existing cottage.

5.10 On approach to the site along the Ashbourne Road from the west there will be no views of the extension, as it will be wholly screened by the existing two storey outrigger, along with the presence of the neighbouring two storey dwelling (Bank House). On approach to the site along the Ashbourne Road from the east, the presence of a mature tree and boundary hedgerows in the foreground of the property serves to limit views of the extension, with any glimpse being seen against the backdrop of the existing cottage. No harm to the character and appearance of the area will therefore ensue.

Residential Amenity

- 5.11 The proposed extension will project off the northeastern elevation of the existing dwelling and consequently will not derive any adverse impact to the amenity of Bank House to the south. The proposed extension is furthermore located a sufficient distance from the neighbouring property to the northeast (Brook Cottage) such that no conflict with the adopted Space About Dwellings standards will arise. It can consequently be concluded that the proposed development will not detract from the amenity of neighbouring residential occupiers and therefore meets the relevant requirements of policy DC1 of the Local Plan.

6 Conclusion

- 6.1 Having regard to the considerations set out above it is concluded that the proposed extension is appropriate in scale and design and will not have a detrimental impact on the existing dwelling or the character of the rural area. The development will secure a high quality, subservient form of development that is wholly in keeping with its surroundings. The proposed development will furthermore not have an adverse impact on the amenity of neighbouring residential occupiers.
- 6.2 The proposed development is consequently concluded to meet the requirements of policies SS1, SS10 and DC1 of the Staffordshire Moorlands Local Plan and guidance contained within the National Planning Policy Framework and the adopted Design Guide SPD and Design Principles for Development SPG.