

DELEGATED DECISION REPORT

SMD/2021/0680
Valid 03/11/2021

COACH HOUSE BLYTHE
BRIDGE ROAD
CAVERSWALL

CONSTRUCTION OF AN OAK
FRAMED GARDEN ROOM TO
THE LEFT HAND SIDE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Impact on visual amenity and character of the Conservation Area
- Impact on neighbouring amenity

DESCRIPTION OF SITE

The application relates to a steep pitched detached bungalow located in Caverswall. The property benefits from a garden and driveway to the front and a private garden to the side. The property backs on to Blythe Bridge Road.

The application site is located within Caverswall designated Conservation Area

PROPOSAL

Consent is sought for the erection of orangery extension to the side of the property. The extension is single storey and proposes a half hipped roof with a roof lantern above.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

SS1 Development Principles
SS 9 Smaller Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport
DC 2 The Historic Environment

National Planning Policy Framework

Section 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 4/1/22

Neighbour consultation period ends: 24/11/21

Press Advert: 8/12/21

Public Comments

None received within consultation period.

Town / Parish Comments

None received within consultation period.

Conservation Officer

The conservation has no objections to the development subject to the removal of the oak feather edge cladding.

OFFICER COMMENTS

Principle of Development

The application property is located within the development boundary for Caverswall. The Local Plan identifies Caverswall as a smaller village. Policy SS9 states 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. Development shall also 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 asset and in particular Caverswall Conservation Area. As the development relates to an extension within the residential curtilage of the property the principle of the development is accepted subject to an assessment of its impact on the character of Caverswall Conservation Area and neighbour amenity.

Impact on Visual Amenity and Character of the Conservation Area

The application property is located within Caverswall Conservation Area.

Policy DC2 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.

Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The application is supported by a heritage statement that states that the development will retain the character of the property and surrounding area.

The proposed orangery will have an oak frame with glazing to the elevations with a black tile roof to match the main dwelling with a roof lantern centred within the flat roof. The orangery will be single storey located on the side elevation of the main dwelling. Due to its siting on the side of the dwelling the majority of the extension will be screened by a boundary wall when viewed from the adjacent highway. The only element of the extension that would be visible is the roof. The orangery has been designed so that it is subservient to the main dwelling and the proposed materials are considered appropriate. As such the development is considered to share an acceptable relationship with the main dwelling does not harm the significance of Caverswall Conservation Area.

Amenity

The closest neighbour to the application property is no 5 The Square and this neighbour side elevation faces the side garden of the application property. Due to the nature of the development being single storey and the separation distance between this neighbour and the application property the development is considered to have negligible impact on the residential amenity of this neighbour.

CONCLUSION / PLANNING BALANCE

Having regard to the duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 and other material planning considerations the proposal is considered acceptable, and it is recommended accordingly.

OFFICER RECOMMENDATION :

That planning permission is granted subject to conditions

Case Officer: Rebecca Bowers

Recommendation Date: 12.12.2022

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council