

DELEGATED DECISION REPORT

SMD/2021/0551
Valid 18/08/2021

RAILWAY COTTAGE
3 CHURNET VIEW ROAD
OAKAMoor

SINGLE STOREY EXTENSION
TO FORM SITTING ROOM
(FULL - HOUSEHOLDER)

MAIN ISSUES

- design
- heritage – Oakamoor Conservation Area
- flood risk – zones 2 and 3

DESCRIPTION OF SITE

Prominent and characterful low two storey stone cottage with blue-slate roof. Two-bay frontage either side a central door and joined to a former workshop building (part of the property) in turn joined to Railway Stables, a separate dwelling conversion. The three parts all at differing roof heights. Roofing includes clay tiles to the workshop and a two storey brick extension to the rear has pantile roofing. Stone-walled garden boundaries to the front and sides.

PROPOSAL

Gabled single storey extension off the south west gable. This will involve cutting away the rising side garden. As first submitted this was proposed to be of rendered finish with sizeable amounts of modern-form / non-traditional glazing both to the gable and the front elevation. As amended, materials – natural stone to match existing and smooth blue Staffordshire tiles – tile material not stated but this description might normally be expected to mean clay tiles. A front elevation window to mirror those of the existing main dwelling front; no openings to the gable; French doors to the rear with two roof lights in the rear roof slope. Roof pitch slightly shallow at 30 degrees but directly matching that of the existing dwelling – this will likely preclude a traditional clay tile. Windows are proposed in upvc.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS9 Smaller Villages Area Strategy
SD5 Flood risk
DC1 Design Considerations
DC2 The Historic Environment
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; 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

No current or recent records

CONSULTATIONS

Publicity

Site Notice expiry date: 17.09.2021
Neighbour consultation period ends: N/A
Press Advert: 22.09.2021

Public Comments

A detailed objection raising a number of points from the adjacent occupier at The Beehive:

- in principle not objecting to a single storey extension
- concerned that the gradient of the landscape and the amount of soil that needs to be removed to allow the extension could lead to movement and subsidence on our driveway and car park
- based on the comments from Severn Trent believes that a drain from their car park runs into the manhole in the garden at Railway Cottages in the vicinity of the proposed extension and requires further investigation
- proposed extension is visually obtrusive in its current form
- render not sympathetic to the Conservation Area
- design and siting fail to relate to the historical character of the building and will be visually harmful
- this new extension would be attached to an old building with historical significance on full view along the frontages of Churnet View Road
- contrary to the submitted design and heritage statement that there will be no changes to the general site layout, a large green bank to the side of the

property on full view from street level has to be excavated to street level in order for the extension to be built

- contrary to the statement that the extension does not impact on the frontage, the extension is parallel to the frontage, although set very slightly back, it is on full view from street level in a completely different material and not stone [original submission]. As such it will impact negatively upon the historical character of the building and the conservation area.
- The existing building is predominantly stone with a brick extension to the rear that is not in full view from the frontage. The brick extension is in buff colour and whilst in a different material blends in with the existing stone due to colour. The proposal is to build an extension finished in render a completely different material and in contrast to the existing material and the requirements of Staffordshire Moorlands Design Guide.
- Extensions should integrate with the original building by the use of similar details and materials (Design Principles for Development in Staffordshire Moorlands - New dwellings and extensions to dwellings)
- aim should be to match the existing wall.....material and where these are no longer available to obtain a sample which is as near a match as possible (Design Principles as cited above).
- In an area of the CA where the original character is under threat and needs to be retained
- Would have expected to be formally notified by SMDC

Town / Parish Comments

Oakamoor Parish Council – no objection to the above application

Severn Trent Water

Minimal impact on the public sewer system therefore no objections and no requirement for a drainage condition.

Add informative re possible unrecorded public sewer within the site.

SMDC Conservation Officer 20.10.2021

Whilst there is no objection to an extension, the design and form is not acceptable – it is too squat, should be stone or brick and have traditional detailing, no rooflights on the front. It is prominent building on the corner so it should have a largely solid gable and care is needed with the excavation of ground levels as it could look rather too gentrified for a rustic, rural building. An extension should be modest and traditional. Not acceptable at present.

Site is within the Oakamoor Conservation Area and protected by the Article 4 Direction. The building's significance is heightened by its location at the junction of the canal wharf and terminus of a railway line (see 1st Edition OS extract below) , with a large operational area in front. The row of buildings appear on historic maps and evidence suggests that it was cottages and stables associated with the

canal/railway. Any changes should retain the historic identity and setting of the buildings.

I note that works have recently taken place to change a window in the outbuilding to the right-hand side, replacing a shuttered opening with external hinges with a domestic upvc window. This required planning permission and is harmful. If a window is required in this part of the building then it should reflect its agricultural character with a simple agricultural-style window, and shutters retained externally if possible.

OFFICER COMMENTS

Principle of Development

In principle acceptable being within the Oakamoor smaller village (SS9).

The main issues are the design and external appearance including impact on the character and appearance of the Oakamoor Conservation Area. Also flood risk/

Flood risk

The site is part within flood zone 3 and the remainder in flood zone 2. EA standing advice is to:

Use the advice for minor extensions to complete an assessment for a minor extension in flood zone 2 or 3. A minor extension is a household or non-domestic extension with a floor space of no more than 250 square metres. <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice> [The floor space here would be just under 21m²]

The advice for minor extensions (www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions) is that applicants:

- i) need to provide a plan showing the finished floor levels and the estimated flood levels;
- ii) state all levels in relation to Ordnance Datum;
- iii) make sure the floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level;
- iv) use flood resistant materials up to at least 300mm above the estimated flood level;
- v) If the design aims to keep out a depth of more than 600mm of water advice from a structural engineer should be obtained.
- vi) need to show how it will be ensured that the development is not flooded by surface water or groundwater. This could be by:
diverting water away from buildings but safely managing it within the site or by raising floor levels above the estimated flood depths of surface and groundwater flooding.

Flood risk and the location within zones 2 and 3 were not addressed or considered in the initial application. In response to this being raised with the applicant by the LPA a Householder Flood Zones 2 and 3 form has been completed and submitted. With

this the agent has confirmed they will meet the EA flood requirement to complete the finished floor level to no lower than in the existing building.

Design

As amended in the revised drawings which now show completion in stone with amended front window and no gable end opening the scheme is overall acceptable in design. Condition(s) should be attached to require stone, block size and coursing structure to match the existing building. Importantly the front elevation is slightly recessed by 200mm. This is somewhat minimal but it will help retain visibility of the corner quoin structure.

Roof tile material is not stated and these are unlikely to be clay due to low roof slope angle. Ideal would be blue slate to match the main original dwelling. Alternatively some modern tile forms can replicate clay tiles reasonably and will cope with the shallow roof pitch.

In supporting the horizontal front window the LPA is mindful of the windows of the main house front which are modern. The house may historically have had horizontal form front window openings. UPVC can be accepted in this case as this is a single additional window (in the visible frontage) and the existing main 4 windows are in upvc.

Heritage

As regards the Oakamoor Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 places a statutory duty on the LPA in assessing planning applications in respect to any land or buildings in a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In reaching its decision the LPA has to demonstrate that the Section 72 Duty has been applied and discharged. Section 72 (and Footnote 6 of para.11 of the NPPF) creates a strong presumption in favour of the preservation of Conservation Areas and their setting.

An LPA can only discharge its duty if it has carried out a proper assessment of the impact on a Conservation Area [and/or a Listed Building], is conscious of the duty and has demonstrably applied it in assessing the proposal. This assessment extends to setting, the surroundings in which a heritage asset is experienced.

Historic Environment Policy DC2 of the Local Plan is to give protection to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.

NPPF paragraph 199 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".

Paragraph 200 goes on to say that: "any harm or loss [to a heritage asset] should require clear and convincing justification."

NPPF paragraph 202 states that: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

The nearest Listed Building some 90m to the south is the road bridge over the Churnet (Grade II). At 150m to the SW at Sunnyside (1 Oakamoor Road) is the Grade II Listed Old Police House. Due to intervening tree cover there is little or no intervisibility between the proposal and these Listed Buildings and it can reasonably be judged no impact on their settings.

With the scheme as amended it can reasonably be concluded that the impacts on the character or appearance of the Oakamoor Conservation Area are neutral.

The proposal involves excavation of the rising side garden. As existing this is partially cut away and supported by stone block walling. The new retaining wall may be slightly more noticeable than the existing due to be more extensive and it would be important that it match existing stone. It will be incumbent on the developer to ensure by the engineering construction design adopted for the work that ground stability is maintained but for this relatively small scale development the LPA can be satisfied that an engineering solution will be achievable.

Amenity

Intervening rising ground and perimeter hedge lead to a conclusion that the new rear openings including French doors would not introduce any conflicts with privacy eg in relation to The Bee Hive which is within close proximity of c.8m and at a higher elevation.

Highway Safety

No implications and no consultation with SCC.

Other matters

Comments made by the neighbour have been addressed in the issues covered by the report. The applicant has revised the position of a drain entry cover. Regarding consultation the LPA has met the legal requirement having place a site notice nearby. According to the file record a direct householder notification was also sent to this property.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above the proposal as amended is recommended for approval subject to conditions. Due to the prominence in the CA the conditions should include request for details of materials including specifics either by on-line links or with samples.

OFFICER RECOMMENDATION : **Approve**

Case Officer: Arne Swithenbank

Recommendation Date: 19.12.2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council