

DELEGATED DECISION REPORT

SMD/2021/0678
Valid 20/10/2021

**41 CHURNET VALLEY
ROAD
KINGSLEY HOLT**

**PROPOSED SIDE EXTENSION
(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on the character and appearance of the host dwelling and the area

DESCRIPTION OF SITE

Kingsley Holt is a very linear 'smaller rural village' with Green Belt to the west and open countryside to the east. The dwellings follow a strictly linear pattern along both sides of the A521, the main road through the village. The plot is between and within a row of large detached, pre-war dwellings each with generous plots. The properties generally have parking to the side that is set well back from the road and mature privet hedges enclose front gardens. The gaps between these dwellings, which appear at regular intervals, provide visual breaks and views through to the open countryside beyond.

The land profile slopes down from west to east meaning that the application plot and the applicant's dwelling are on the high side of the road while the houses opposite are on the lower side of the road where the land falls away. Apart from the pre-war anomaly directly opposite the application plot, the dwellings on the other, low side, of the road are, in the immediate locality, provided by groups of Edwardian terraced cottages, each a little row of no more than 6, separated by a considerable width of open undeveloped countryside between each group.

The A521, Churnet Valley Road, also slopes down from south to north meaning that the houses on the high side of the road in particular, step down the slope from the applicant's property in fairly regular intervals. While the applicant would point to a mix of dwelling types in the locality, it is of note that on the approach from the south the dwelling mix is not random, the dwelling types fall in little even groups which provide the rhythm of the street scene.

The application dwelling is flat fronted with a roof ridge parallel to the road. Each gable end is bookended with a brick chimney and the dwelling has traditional double fronted proportions. From the front it is of a traditional red brick cottage design with steep roof pitch and brick chimney stack. The first floor is rendered above red brick ground floor. The windows are detailed with brick arches above. At the rear there has been enlargement and alteration, two adjacent two storey gables extend from the rear elevation.

PROPOSAL

Two storey addition to extend from the side elevation into the long driveway gap between the dwelling's side wall and the neighbour at 43 Churnet Valley Road.

Original proposal was to present a dropped cat slide style roof at the front with a large central dormer window.

At the request of the officer the scheme was revised. The side extension would be set back and extend from the side wall of the existing rear projection. It would have a conventional roof pitch and eaves height matching that of the original dwelling with a centrally placed window below eaves. The side addition would be approximately half the width of the original dwelling. The first floor of the addition would be above a ground floor garage and set back behind a lean to sloping tiled roof at ground floor.

At the rear the elevation would be more contemporary in styling, with a large glazed dormer.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives

SS1 Development Principles

SS9 Smaller Village Strategy

DC1 Design Considerations

T1 Development and Sustainable Transport

Staffordshire Moorlands Design Guide 2018

National Planning Policy Framework

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0718 Proposed construction of dwelling. REFUSED

CONSULTATIONS

Publicity

Site Notice expiry date: 22/12/2021

Neighbour consultation period ends: 22/12/2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Kingsley Parish Council: No Objection

OFFICER COMMENTS

Principle of Development

The site is in the 'smaller village' of Kingsley Holt where Local Plan strategy SS9 applies. Under the strategy these settlements shall provide for and include support for the enlargement and alteration of a dwellinghouse to meet the needs of a householder.

However, the strategy also requires development to reflect and enhance each village's special character and heritage by protecting and enhancing the setting and historic character of the village, including heritage assets. In these regards to be conform with the strategy and the local plan in general, the development must be compliant, in particular, with design policy DC1 and the Staffordshire Moorlands Design Guide.

Design and Impact on Character and Appearance of the Area

Local Plan Policy DC1 requires 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: 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. The Design Guide 2018, guides additions to be designed so that they respect the dominance of the original building and be subordinate to it in terms of size and massing.

The applicant's dwelling is a very neatly proportioned double fronted cottage of traditional rural character and age. The dwelling presents to the roadside from a relatively elevated prominent position, behind dwarf wall and hedgerow. The neighbouring properties in the locality are a mix of Victorian terrace, on the opposite side of the road, and inter war dwellings to the north of the application dwelling. They are set back from the pavement behind deep driveways and lawned front gardens enclosed by walls and shrubbery.

The revised proposal would be set well back behind the front elevation of the dwelling, respecting its original proportions and presentation, in a way that would limit its prominence within the street scene. The width of the side addition would be modestly proportioned at half the width of the original dwelling and would be subordinate in those regards. The front of the side addition would replicate some architectural detailing and use of materials from the original dwelling – brick at ground floor and render above, centrally positioned window and matching roof pitches and eaves.

The more contemporary approach to architectural detail on the rear elevation would not be visible from public vantage or have notable impact on the character and appearance of the area.

This form, design, scale and use of material would be compatible with the character, scale and proportions of the original dwelling and those of the dwellings in this locality. It would not detract from the overall character and appearance of the village or locality. The development would be compliant with the SMDC design guide and Local Plan Policy DC1 in these regards.

Impact on the Amenity of the area

The side wall of the proposed addition would be blank facing and not incorporate any side windows, there would be no new opportunity for the overlooking of the adjacent neighbour. So too, the neighbour's opposing adjacent side elevation is blank facing and the proximity of the development would not affect their outlook.

The side addition would line up with the side of the adjacent neighbour, it would not extend beyond either the neighbours front or rear elevation, and their front and rear outlook would not be affected in those regards.

The extension, from the side, would not breach the 45 degree code set out in Council Space About Dwellings guidance and the outlook from adjacent neighbouring windows would not be unreasonably harmed.

Highway Safety

The development would increase bedroom numbers by one. It is proposed to provide a space within the integral garage and there are at least two offroad driveway spaces already available. The development would be parking standard compliant and it would not present obvious highway danger.

CONCLUSION / PLANNING BALANCE

The development would comply with local plan policies SS9 and DC1 and the requirements of the Design Guide. The additions would respect the dominance of the original dwelling in terms of its design, scale and use of material. The proposed development would not be harmful to the character and appearance of the host dwelling and the village. The development would comply with policies SS9 and DC1 of the Local Plan and the SDMC design guide 2018.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 23/01/2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council