DELEGATED DECISION REPORT

SMD/2022/0630 **Valid 13/10/2022**	**4, Light Oaks Level, Cheadle Road, Oakamoor, Staffordshire, ST10 3AN**	**Proposed loft conversion with new dormer to rear**

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Conservation Area.

DESCRIPTION OF SITE

The site is located outside any village. The application property is located in a small group of dwellings.

For the purposes of planning policy consideration the application site is not located within any Development Boundary. The site is within a Conservation Area. There are no Listed buildings/structures or protected trees which need considering.

PROPOSAL

Rear flat roofed dormer window on a semi detached house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS10	Other Rural Areas Strategy
DC1	Design Considerations
DC2.	The Historic Environment
DC3	Landscape and settlement setting,
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Design Principles for Development
2. Space About Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

2. Achieving sustainable development
6. Building a strong, competitive economy
9. Promoting sustainable transport
12. Achieving well-designed places

HERITAGE.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Site does not appear to have any recent planning history,

CONSULTATIONS

Publicity

Site Notice expires 11 / 1 / 2023
Neighbour consultation period ends: 12 / 1 / 2023.

Public Comments

None Received

Oakamoor Parish Council

Responded that they support the application.

Conservation Officer.

Responded no comment.

OFFICER COMMENTS

Principle of Development

For the purposes of planning policy consideration, the application site is located in open countryside, therefore triggering consideration of policy SS10. Within the countryside there is support in principle for a range of developments including limited house extensions. Whilst there are no 'in principle' objections in relation to policy SS10, there are other material planning matters to consider.

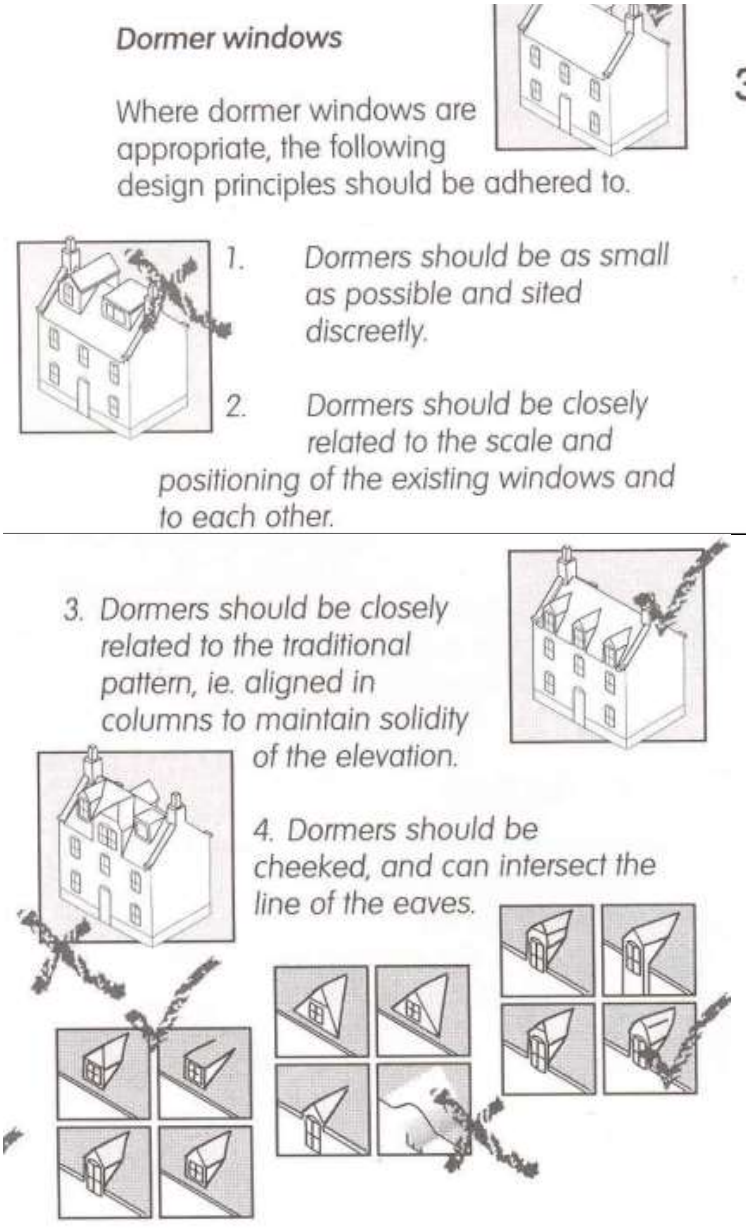
Design and visual impact

The rear dormer is flat roofed which is seen as unattractive, the roof form of the application property means that a pitched room on the dormer is not a practical proposition. The

dormer is set back from the edge of the house on the sides and at the eaves resulting in some reduction in the visual effect of the proposal.

The proposed development is at the rear will not be widely seen. The flat roofed dormer is a feature which will cause harm to the character of the house and the area of open countryside.

The proposal is contrary to the Staffordshire Moorlands Design Principles SPD which states:



The proposals do not follow any of the above criteria. The dormer is not small or discreetly sited, does not reflect the scale or position of existing windows. It is not aligned in a column reflecting the traditional pattern. The design of the dormer is found to be unacceptable.

Neighbour amenity

At the rear of the house is countryside. The views from the rear windows of the dormer will be similar to the views enjoyed already enjoyed from the existing first floor windows. The proposed development will not cause any significant harm to the amenity of the neighbouring properties.

Conservation area.

The flat roofed dormer is not a feature which is in character with the attractive existing form of the house which contributes to the character of the conservation area. The dormer is located at the rear and it does not projecting over the ridge line of the house. The proposal is seen as causing less than substantial harm to the character of the conservation area.

Nevertheless, NPPF policy states that under these circumstances development should not be permitted unless the harm is outweighed by public benefits. In this case, the harm would not be outweighed by the public benefits of the proposal as the dormer would be limited to the use of occupier of the property and thus the benefits would be entirely private to the applicant and his family

The conservation officer has made no comment on this application, leaving it to the professional judgement of the planning officer to determine the impact on the Conservation Area. The case officer considers that, the proposal will cause some harm to the character of the conservation area because of the introduction of a none traditional feature and thus it will be contrary to policy DC2 of the local plan.

The scale of the harm to the conservation area is less than substantial but it is harm. However, the NPPF makes clear 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, where appropriate, securing its optimum viable use. In this particular case, there are no public benefits associated with the proposal. The benefits would be entirely private to the applicant. The property is already in it's optimum viable use as a dwellinghouse.

CONCLUSION / PLANNING BALANCE

The proposed development appears to be neutral in the planning balance in relation to the Principle of development and neighbour amenity.

The design is unattractive and the effect on the character of the conservation area is negative. These are seen as being negative in the planning balance. There are no public benefits to outweigh this harm.

Overall the proposed development appears to be unacceptable and is found contrary to the paragraph 202 in the NPPF, Policy DC2 of the Staffordshire Moorlands Local Plan and purpose of the
Oakamoor Conservation Area Character Appraisal and Article 4 Direction as well as the Design Principles in the Staffordshire Moorlands SPD. Accordingly it is recommended for refusal

OFFICER RECOMMENDATION : Refuse.

Case Officer: Alan Lynch
Recommendation Date: 9th February 2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council