

DELEGATED DECISION REPORT

SMD/2023/0047
Valid 24/01/2023

57 HEATH AVENUE
CELLARHEAD

RETENTION OF CLADDING TO
FRONT ELEVATION
(RETROSPECTIVE)

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact

DESCRIPTION OF SITE

A detached, hipped roof bungalow sat within a rectangular shaped plot of land on the northern side of Heath Avenue. The dwelling benefits from a detached garage and amenity space to the front and rear. There is off-road parking space at the front of the house which is behind a brick boundary wall and railings. The property is accessed via ornate double gates. There are dwellings on both sides of the application property (west and east). To the north (rear) is a field which is designated as Green Belt land.

For the purposes of planning policy consideration the application site is located within the Werrington Development boundary and forms part of a low-risk, coal development area. The application property is not located within any Conservation Area and there are no listed building matters which need to be considered.

PROPOSAL

This is a retrospective application for grey composite cladding which has been added to the principal elevation of both the bungalow and garage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS8 Larger Villages Areas Strategy
DC1 Design Considerations

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands
2. Space About Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2. Achieving sustainable development
- 12. Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

10/00791/FUL Single storey rear extension to garage. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.

Public Comments

One anonymous representation received stating objection to the application as its not in keeping with the estate and it looks like a mobile home in between two traditional bungalows.

Cheddleton Parish Council: No objections.

OFFICER COMMENTS

Principle of Development

The application site is located within the Development Boundary of Werrington. Werrington is identified as a 'Larger village' in the Local Plan, therefore triggering consideration of policy SS8. Within the Larger Villages there is support in principle for a range of developments including housing related proposals. Whilst there are no 'in principle' objections in relation to policy SS8, there are other material planning matters to consider which in this instance concern design and visual impact of the works.

Design and visual impact

The application is retrospective and concerns the addition of grey composite cladding to the principal elevations of the bungalow and garage only. The submitted plans clearly show the extent of the cladding addition.

The cladding is a new material which has been added to predominantly brickwork walls. The cladding does not particularly add much visual interest to the dwelling but nor could it be said to significantly detract from the character of the property. Brickwork facades are generally preferred but in this instance the principal elevation of the bungalow consists of mainly glazing as a result of the two box-bay windows and the glazed porch spanning the full width of the space between said bay windows. In reality the cladding is limited in terms of the area it covers and does not have an overly significant impact upon the property.

The cladding will have very limited visual impact beyond the application site. Most of the cladding sits at a lower level, underneath the bay window cills which themselves are generally screened from street scene view by the front boundary wall. There are some views of the lower bay window sections but these are generally limited through the driveway entrance, as are views of the garage, which is in any case, set well back from the road and does not form a prominent feature within the street scene. The area does not consist solely of brick fronted dwellings, there is a brick, render, hanging tile and cladding mix therefore this application proposes nothing new in terms of adding alternative materials to the street scene.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is recommended that the application is approved. It is noted however that support of this scheme is not to be taken as a precedent for allowing cladding on other dwellings, each scheme must be determined on its own merits.

OFFICER RECOMMENDATION : Approval

Case Officer: Lisa Jackson

Recommendation Date: 29/3/2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council