

DELEGATED DECISION REPORT

SMD/2022/0112
Valid 25/02/2022

WAGGON AND HORSES
LEEK ROAD
KINGSLEY MOOR

CLADDING OF FRONT
ELEVATION
(RETROSPECTIVE).

(FULL - MINOR)

MAIN ISSUES:

- Principle of Development
- Impact on the character and appearance of the area
- Impact on Neighbouring Amenity
- Impact on Highway Safety and Parking Provision

DESCRIPTION OF SITE:

The Waggon Horses is a detached 18th Century roadside public house fronting the A0052 Leek Road, originally an 18th Century turnpike/toll road. The property is in the Green Belt to the northwest of Cheadle, it is at the end of a small sparsely spaced grouping of dwellings around the Kingsley Moor junction.

For at least the last decade the building has been faced in painted rough render. The dwelling opposite and nearby are all built in red brick. A couple of buildings in the middle distance appear to be of painted render to the east and north-east.

The property and its car park are essentially surrounded by open countryside.

PROPOSAL:

The development has already been carried out. The front, roadside, elevation of the building has been clad with horizontal smooth white 'planks' of UPVC material. It appears as though the development might be complete, however, the edges around window openings and the position of what was the original door appear rough cut and not neatly finished. In places the cladding planks are disjointed where they have been cut to fit. The cladding has been attached horizontally across vertical timber battens that were fixed onto the render.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES:

Local Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area
DC1 Design Considerations
DC3 Landscape Character

T1 Development and Sustainable Transport

SMDC Design Guide

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS:

03/00522/FUL Change of use to bed and breakfast. Approved.

08/00002/FUL Rear extension and pitched roof to increase restaurant area.
Approved.

CONSULTATIONS:

Publicity

Site Notice expiry date: 29/04/2022
Neighbour consultation period ends: 29/04/2022
Press Advert: N/A

Public Comments

The neighbour in the dwelling opposite the property has confirmed that they have no objection to the cladding which they think looks better as a marked improvement.

Town / Parish Comments

Cheadle Town Council do not support the use of plastic cladding which is not in keeping with the area.

OFFICER COMMENTS:

Principle of Development and Impact on the Green Belt

The property is within the Cheadle West Ward where Local Plan strategy SS10 applies. To meet housing need within the villages the strategy supports well designed householder development that is compliant with design policy DC1 of the Local Plan and the Council's Design Guide.

Paragraph 149 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, but then goes on to list a number of exceptions. The proposed development is not classed as inappropriate development as it is not increasing the floor space, size, bulk or mass of the building.

Impact of Design on Character and Appearance of the Area

Local Plan Policy DC1 requires all development to 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, the policy requires the development to be of a high quality and add value to the local area, incorporating *materials* appropriate to the character of the area.

The SPD guidance says that "The key to a sensitive approach is to take note of what is there already before preparing the design and to work with the building's character"... "New buildings should use facing materials that either match or complement those of the surroundings".

Any work should be carried out using materials that compliment or match the surroundings, rather than stand out or jar against them. The conventional preference is that the alterations be carried out using a material that matches that of the original or adjacent dwellings.

The proposed cladding as a complete covering to the front elevation, would conceal much of the building's original character that compliments and contributes to a particularly dominant section of the street scene. The nearby properties are of a particular age and character type, where red brick, is the most common material used with a couple of buildings in the middle distance appear to be of painted render to the east and north-east. The building associated with this application has been faced in painted rough render before the cladding to the front elevation was added without planning permission. It is considered that the proposed material of white cladding is inappropriate and would have a negative impact on the character and appearance of the dwelling and the surrounding area as the materials do not match those within the vicinity.

The property asserts a strong character and would be exposed and prominent position, appear as an oddity that would stand out and disrupt the visual appearance of the area. The application site is surrounded by different dwellings in age and design all built from and presenting red brick, with some limited use of painted render, as the prevailing facing material and it is this that dictates the character, appearance, and distinctiveness of the locality. The proposed full use of cladding to the front elevation would lack, and work against, the tone, texture, and colouration of the relevant part of the locality. This would be contrary to and cause conflict with the Local Plan design policy DC1 and the SMDC Design Guide, cited above.

Impact on Neighbouring Amenity

The application does not propose an increase in the scale and bulk of the dwelling and is therefore not considered to impact neighbouring properties in terms of loss of outlook, daylight/sunlight provision or appear overbearing.

Overall, the proposed variations would not result in any significant loss of residential and visual amenity to the neighbouring properties from loss of light or overlooking and would not be visually overbearing.

Impact on Parking Provision

There would be no car parking issues arising from the proposed development as it does not include an increase in the number of bedrooms or loss parking provision.

CONCLUSION / PLANNING BALANCE

The proposed use of white cladding to cover the whole of the front elevation would not relate well to the prevailing pallet of facing materials shared by this dwelling and type and that of its neighbours within the locality. Red brick is the dominant material and sections of painted render are used to provide detailing and accent. This would make for a dwelling in an exposed and prominent location that is odds with the character and appearance of the streetscene. This would adversely effect the character and appearance of the area and fail to preserve local distinctiveness. The development, would in these regards, cause conflict with policy DC1 of the adopted SMDC Local Plan (2020) and the SMDC Design Guide.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Nicole Quinn

Recommendation Date: 28/03/2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council