

DELEGATED DECISION REPORT

SMD/2023/0126
Valid 15/03/2023

1 MOBBERLEY COTTAGE
SMITHY LANE
MOBBERLEY

PROPOSED EXTENSION AND
ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application dwelling is Mobberley Cottage served off the little unmade lane that joins the A522, an 18th Century turnpike route, between Cheadle to the north and Upper Tean to the South. The site is on the fringe of the small hamlet settlement of Mobberley, to the north of where the Crown Public House once stood. The A522 forms the boundary to the Green Belt, which lies to the west. The dwelling, to the east of the road, while outside of the Green Belt, is in the countryside and does not lie within one of the settlements identified in the SMDC Local Plan as either a 'smaller' or 'larger' village. The location would be considered, in Local Plan terms, to be an 'Other Rural Area'. Between New Inn, to the south, and Mobberley Farm, just to the north of the dwelling, much of the A522 passes through relatively dense woodland. This means that travelling from Cheadle, the existing dwelling has a rather rural woodland setting, against an immediate backdrop of mature trees.

PROPOSAL

To make enlargement and alterations to the existing cottage. The front elevation facing the woodland and access lane would be altered to introduce a central door with a timber frame porch. At first floor above three evenly spaced windows with half dormer peaks would be introduced in a row.

At the rear, the elevation that faces across open field toward Tean Road, a two storey gable would extend from the rear elevation to create an L shape footprint. The addition would extend 5m from the rear and present bi fold doors at ground floor and full height apex glazing at first floor.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development 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

SPD

SMDC Design Guide adopted as supplementary Planning Document 21st Feb 2018

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None Relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 18/04/2023

Neighbour consultation period ends: 18/04/2023

Press Advert: N/A

Public Comments

2 Objections have been received:

- the work has already commenced
- the applicants have closed the footpath that runs from Smith Lane to Eaves Lane

Town / Parish Comments

Cheadle Town Council: No objection.

Staffordshire County Council Highways

No objection. The proposal is for the construction of a 2-storey extension to the rear elevation of the property to create a kitchen/dining room with a master bedroom and ensuite above. The current downstairs bathroom is to be converted into a utility room and the 2nd bedroom will become an upstairs bathroom. The property's footprint will remain unchanged at 3 bedrooms.

OFFICER COMMENTS

Principle of Development

The dwelling is in a countryside location outside of any identified settlement where the 'other rural areas' strategy SS10 of the Local Plan applies. That policy requires extensions to existing rural dwellings to be of an appropriate scale and design that would not have a detrimental impact on the existing dwelling and the character of the rural area. Where the proposal is to enlarge a rural dwelling, this policy introduces additional and specific constraint, relevant to scale to respect the existing dwelling. This layer of constraint is over and above the 'design consideration' policy DC1 that generally 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. In respect of the character and appearance of the area, policy DC3 is specifically relevant to landscape and settlement setting seeking to protect local landscape from harmful development.

The development plan approach set out above is entirely consistent with the NPPF that reminds us that the purpose of the planning system is to deliver sustainable development to meet the needs of the present without compromising natural, built

and historic environment for the enjoyment of future generations. Those environmental objectives are reiterated in chapters dedicated to 'achieving well designed places' and 'conserving and enhancing the natural environment', good design is fundamental to sustainable development.

The development plan and national planning policy therefore, would provide for the enlargement of the applicant's dwelling provided the extensions would not harm the character and appearance of the area by changing and adversely affecting the character, appearance and scale of the existing dwelling.

Impact on the character and appearance of the area

The host dwelling is characterised by its long narrow linear form. It is simple in shape and detailing, however the exposed rear elevation has been altered with the addition of a slim asymmetric two storey gable projection that is centrally positioned and houses a stair case and an adjacent ground floor lean to, which reflects the evolution of the property over time. The property is therefore viewed as an assemblage of parts with a mixed vernacular. The surrounding area is characterised by its rural landscape, with a woodland to the south and fields to the north, providing a sense of remoteness. However, the adjacent cottage, closer to the access with the highway, has been considerably altered and enlarged with large brick gable additions to the rear and the introduction of first floor French windows to balcony and wide bifold patio windows below.

The proposal would forge its own large single gable addition to the rear presentation that would sit to one side and create an L shape footprint. This would constitute the further evolution of the property. The width of the gable is similar in size and proportion to the end gable or side elevation of the existing cottage and it would be subordinate in size and scale to the original dwelling, approximately 40% increase to the volume of the original dwelling, in the context of the site the resultant dwelling would be appropriate in terms of scale and design. The slim profile of the existing central staircase addition, which would be difficult to remove or readjust, would sit neatly and recessively to the side of the proposed gable. The first floor glazing feature would have a more contemporary character and this would be distinct to the simple unremarkable origins of the rear elevation, lifting it in terms of architectural quality and interest.

Furthermore, as the host dwelling is sited within a substantially sized plot, the resultant property would fit comfortably within it, without appearing cramped or overbearing, and would integrate with its surroundings.

It is proposed that the new facing render and tiles would match those of the existing property. This would contribute to maintaining the rural character and appearance of the area and could be secured by condition.

The proposed extensions would not have a detrimental impact on the character and appearance of the area. The proposal accords with Policies SS10, DC1 and DC3 of the Staffordshire Moorlands Local Plan, which collectively seek to ensure that new development respects local character and integrates with its surroundings. It would also accord with the Staffordshire Moorlands Design Guide SPD, and the design objectives in paragraph 127 of the Framework.

Amenity

The existing cottage is at the north eastern end of the unmade access 'Smithy Lane'. It is adjacent to a large plot separated from the cottage and subject to an extant planning permission for the erection of a dwelling.

The windows to the front elevation face toward the land and wood land edge. At the rear the glazed gable would have an angled orientation toward the far north east corner of the adjacent plot. However, were the new dwelling to be built out, outlook would be limited toward the blank two storey side elevation and across a small corner of the rear garden space, but primarily out toward the open countryside beyond. The gable would not overlook any of the new dwelling's windows nor any principle or large area of private amenity space. There should be no unreasonable impact on the living conditions of future occupiers and no conflict with policy DC1 of the Local Plan.

Highway Safety

The proposal is for the construction of a 2-storey extension to the rear elevation of the property to create a kitchen/dining room with a master bedroom and ensuite above. The current downstairs bathroom is to be converted into a utility room and the 2nd bedroom will become an upstairs bathroom. The property's footprint will remain unchanged at 3 bedrooms.

Other Considerations

The objectors complain that the applicant has blocked a footpath route and stile that links the end of Smithy Lane to The Eaves. The route is marked on the O.s. map but is not identified as a right of way on the definitive map. The development proposed should not have specific impact or obstruction to the route. But on site the applicant had appeared to place a steel fence panel across the stile. The path is subject to an application under Section 53 of the Wildlife and Countryside Act 1981 to add to the Definitive Map of Public Rights of Way. The applicant should be advised accordingly and notified of his obligations and responsibilities.

CONCLUSION / PLANNING BALANCE

Acceptable householder development that would not adversely affect the character and appearance of the area or the amenity of neighbours. There would be no conflict with policy DC1 of the Local Plan or the design guide.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 19/05/2023

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council