

DELEGATED DECISION REPORT

SMD/2023/0215
Valid 27/04/2023

ABBEY VIEW COTTAGE
QUARRY ROAD
HOLLINGTON

PROPOSED NEW GARAGE
WITH ANNEX TO EXISTING
COTTAGE

(FULL - HOUSEHOLDER)

MAIN ISSUES

The impact on the character and appearance of the area.
The impact on residential amenity.

DESCRIPTION OF SITE

The application site is within the countryside a short distance to the north-west of Hollington village and is not within the Green Belt. It comprises a traditional detached stone cottage on an east-facing hillside to the east of Quarry Road, a narrow poorly surfaced country lane “no through road” or track connecting to Quarry Bank and Hollington Road to the south. Quarry Bank is at the bottom of the slope to the east of the site. There are other traditional dwellings on the west side of this road. There are other dwellings in spacious plots to the north but elsewhere the site is surrounded by open land. The site is on fairly steeply sloping land going down towards the east. The cottage appears to have once been two semi-detached dwellings which have been adapted into one dwelling.

PROPOSAL

This is a full householder planning application for a detached stone double-garage with annex above contained largely within a gable-sided roof-slope. It would be placed on a current flat parking area on ground raised above the house to the rear (west) and at the foot of a large stone retaining wall separating the parking area from Quarry Road above it further up the slope to the west. A curved sloping driveway connects the road to the parking area. The building would have an eaves height of 3.0 metres above ground level and a roof ridge height of 6.4 metres above ground level. The building would have a large dormer gable facing the east and two smaller dormers facing the retaining wall to the west where the entrance to both the garage and annex above it would be placed, via a rear external staircase which would also lead to the south side of the building where a raised platform terrace would be placed. The annex, which is effectively one large room with kitchenette and a separate shower room, can also be accessed via an internal spiral staircase from the garage, which also leads down to a basement level completely below the current ground level.

The proposal is shown on amended plans. The original submission was orientated with the roof ridge and gable sides on a west/east axis (a 90 degree orientation difference) and had eaves and ridge heights 0.5 metres higher. There have also

been some dormer and fenestration changes. The building was also finished in brick rather than stone.

Further amended plans were received on 19th June, (the finalised scheme) following the main changes to the proposal. This showed the east-facing gable dormer feature more centrally placed in the elevation and with a large triangular window replaced with a more rectangular and smaller conventional window.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted Sep 2020)

DC1 Design Considerations.

National Planning Policy Framework (July 2021)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0739: Two-storey rear extension, side extension, eaves raising, roof extension with dormers and front canopy. Refused. Appeal dismissed.

SMD/2022/0261: Single-storey side extension to dwelling. Approved. Not built.

SMD/2022/0504: Lawful Development Certificate for a Proposed rear two storey extension and alterations to existing cottage. Granted. Not built.

CONSULTATIONS

Publicity

Site Notice expiry date: 14.6.23

Neighbour consultation period ends: 14.6.23

Press Advert: N/A

Public Comments

One letter of objection has been received from a local resident in response to the original plans and who considered the building to not be subordinate to the main house and would appear to dominate it due to its size and “three-storey” height also out of keeping with the area. The objector also raises the concern of the basement extraction causing instability to the access road above it.

Town / Parish Comments

This proposal appears to be sound provided it is in keeping with neighbouring property and there are no local objections and it conforms with planning policies as defined in the Checkley Parish Council Regulation 16 Neighbourhood Development Plan and the Staffordshire Moorlands District Council Core Strategy and the National

Planning Policy Framework.

Severn Trent Water

Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property. However, due to a change in Legislation that came into force October 2011, there could be unmapped assets on the property that will enjoy the same protection as all our mapped assets.

OFFICER COMMENTS

The footprint of the garage building is not substantially larger than a conventional double garage. There was a concern over the original height and overall scale of the building, with an eaves height of 3.5m and a ridge height of 6.9m in relation to the cottage which has low lying eaves and ridge in relation to most two-storey dwellings (in this case 4.0m and 7.3m respectively). It was considered the original scheme would not appear subservient to the dwelling on site (in conflict with the Council's Design Guidance and also Policy DC1) and would not harmonise with the dwelling on site in other respects, not least the contrasting brick materials (the house is made of local stone), the ridge-line running in the other direction to the main ridge due to the orientation of the building and also the very large and modern window shapes as opposed to the more simple and smaller traditional rectangular forms of the cottage windows. However, the amended plans have sufficiently dealt with these design matters and the resultant building would appear as more conventional garage and annex building which respects the dominance and traditional appearance of the main house and not compete with it.

Due to the sloping land the building would be visible from long range views to the east but would not be harmfully prominent in relation to other buildings (dwellings) on Quarry Road on the hill-side. It would not be directly behind the house but would appear to the side of it on raised ground when viewed from Quarry Bank below the site and due to its set back and being on flattened ground, only the upper part would be prominent from the road. Only the east elevation would be visible from there which includes a large gable and one amended window which would have a size, shape and design which is in keeping with other windows on the proposed new building and the existing house. This elevation would in any case be largely screened from the road if the previously approved single-storey side extension is built. The south elevation including large modern window and raised terrace would be well screened by the woodland immediately to the south. The north side gable may be visible when heading south along Quarry Road but would not be harmfully prominent and is well proportioned. The rear elevation facing west also faces a nearby high retaining wall and would not be visually prominent from Quarry Road. The basement would be completely submerged and not visible and so the proposed building would not be viewed as a three-storey structure in form.

There would be no impact on residential amenity given the distance to the nearest neighbouring property

The letter of objection raised the concern of instability of their land due to the ground extraction but this is not a planning consideration but a civil or legal matter. In any

case, Building Regulations Approval would need to be obtained separately for the building.

The comments from Severn Trent Water can be dealt with by way of an informative.

CONCLUSION / PLANNING BALANCE

The amended proposal would not harm the visual and residential amenities of the area and therefore complies with the Council's Local Plan and also the government planning guidance in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 22.6.23

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council