DELEGATED DECISION REPORT

SMD/2023/0468 **Valid 19/09/2023**	**JONES COTTAGE LEEK ROAD WATERHOUSES**	**REAR SINGLE STOREY EXTENSION TO ENLARGE SITTING ROOM AND LIVING SPACE. TWO STOREY SIDE EXTENSION TO PROVIDE AN ADDITIONAL BEDROOM AND GROUND FLOOR UTILITY AND SHOWER ROOM FACILITIES** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on the character and appearance of the area

DESCRIPTION OF SITE

Jones Cottage is a double fronted cottage surrounded by countryside landscape in an 'Other Rural Area' beyond the settlement boundary of Waterhouse. The orientation of the dwelling is unusual in that the more utilitarian rear elevation faces the roadside, while the architecturally principal elevation fronts the dwelling's amenity space and the open farm land beyond. The dwelling has been faced with pebble dash render across all elevations.

PROPOSAL

To extend the property with a two storey addition to the side elevation and a ground floor lean to addition to the front elevation, the plans confirm the proposed use of pebble render and plain clay tile to match existing. Revised plans have been submitted to address design concerns:

The changes made to the plans include:

- Reducing the width of the side extension by 600mm
- Setting back the garden elevation of the side extension and setting down the roof and ridge on the same elevation.
- Removing the external door on the garden elevation of the side extension.
- Changing the window details on the garden elevation of the side extension to match those of the existing house.
- Changing the door and window details on the single storey extension to 'bring forward' the existing ground floor window and door details thereby maintaining existing characteristics of the elevation.

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

SMDC Design Guide 2018

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
84/13702/OLDDC Erection of double garage. Approved.

CONSULTATIONS

Publicity
Site Notice expiry date: 17.10.2023
Neighbour consultation period ends: 17.10.2023
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Waterhouses PC: No Objection

OFFICER COMMENTS

Principle of Development
The property is in an 'other rural area' of countryside where Local Plan Strategy SS10 applies. These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The Council will meet housing requirements and specific needs by allowing extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.

Design and Impact on Character and Appearance of the Area
All development shall 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. The SPD guidance says that "Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the building's character (All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help").

The orientation of the dwelling presents difficulties for the design approach. The more utilitarian rear elevation faces the road where there is limited space between the rear wall and boundary - any addition to this elevation would not have the advantage of occupying or opening onto the outdoor private amenity space. A single storey lean to addition is therefore, proposed for the front, facing onto the garden and open countryside beyond. In these regards, revised plans have amended the fenestration arrangement so that two windows would sit either side of a central door, balancing with window positions above and respecting the double fronted presentation of the original cottage.

The width of the two storey side addition has been reduced in revised plans, improving its proportions against that of the original dwelling. Also, a visual break and set back has been introduced so that a distinction between original dwelling and addition can be read, with the addition appearing subordinate at roof ridge level and recessed front elevation. At the front the side addition would present two aligned windows at ground and first floor, with the omission of a personnel door.

Overall, the scale, proportions and character of the original dwelling would be respected and the development would not cause undue harm to the appearance of the dwelling and the character and appearance of the area. There would be compliance with the design guide and no conflict to policies DC1 or DC3 of the SMDC Local Plan.

Amenity
The applicant's dwelling is 16m to the south of the adjacent dwelling's side elevation. In this rural setting there is generous spacing between properties. The proposed development would not introduce any windows that would overlook the neighbour or any built form that would appear obtrusive.

CONCLUSION / PLANNING BALANCE
Acceptable householder development that would comply with the design guide and policy DC1 of the SMDC design guide.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 14th November 2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council