

DELEGATED DECISION REPORT

SMD/2023/0642
Valid 19/12/2023

ROSE COTTAGE TENFORD
LANE
TEAN

PROPOSED PORCH AND
REPLACEMENT OF WINDOWS
ON SIDE ELEVATION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Development in the open countryside

DESCRIPTION OF SITE

The site is a red brick detached property with a dual pitched plain tile roof. The east gable end has mock-Tudor effect timber and white render panels. The west gable end features a wide red brick chimney with two windows in the chimney at ground floor level. The front elevation of the house features a portico style porch, which has a pitched roof with matching tiles to the house. The porch measures approximately 3.4 metres to the roof ridge and extends 1.4 metres from the principal elevation. The building is not listed. The site is in a rural setting.

PROPOSAL

The proposal is for the replacement and enlargement of the windows in the chimney, and a replacement porch on the front of the property.

The windows currently measure approximately 2 metres to the top and 1.28 metres to the bottom from ground level. The proposal seeks to keep the height, but lower the window sill to approximately 0.4 metres from ground level.

The existing portico porch will be replaced with a similar pitched roof, but enclosed porch with oak beams and white render panels to match the mock-Tudor style of the existing house. The porch will measure approximately 3.5 metres to the roof ridge and will extend approx. 2 metres from the front elevation. This is a small increase in dimensions from the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport
SS10 Other Rural Areas Strategy

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None

CONSULTATIONS

Publicity

Site Notice expiry date: 25/01/2024

Neighbour consultation period ends: 04/01/2024

Press Advert: N/A

Public Comments

No comments received.

Checkley Parish Comments

Checkley Parish Council have no objection with the proposal.

Staffordshire County Council Highways

No comments received.

Severn Trent Water

No objection. Standard comments regarding unmapped sewars and protective strips.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment.

The proposal is in the open countryside and therefore falls under Policy SS10, which allows for “extensions... 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.” The proposal would be an extension as well as an alteration to an existing building, and is inappropriate in scale and design as it matches the existing property, and is not disproportionate. Therefore the proposal is compliant with Policy SS10, and acceptable development in the countryside.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building.

The design of the porch is similar to the one it replaces, as it has a pitched tile roof, wooden support beams, and is of similar proportions. Despite the size increase, the porch remains subordinate to the host dwelling. The mock-Tudor design is also in keeping with the host dwelling. The windows in the chimney replace similar but smaller windows in the same location. They are in a style which is in keeping with the existing. The proposal complies with the design guides and policy, and is therefore acceptable on design grounds.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The site is immediately bounded by agricultural land to the north and west, and further to the north Little Gorsty Hill Farm. To the east of the site is the track leading to the farm. To the south is Tenford Lane highway, beyond which is more agricultural land. As such, the proposal does not pose an amenity issue to the neighbours by way of overlooking, overshadowing, intrusion or overbearing effect, and is therefore compliant with Policy DC1 and the NPPF.

Highway Safety

Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposal does not remove parking availability, nor adds additional bedrooms. The site has sufficient parking for the property type. The proposal therefore complies with Policy T1 and is acceptable on highway safety grounds.

CONCLUSION / PLANNING BALANCE

The proposal is of acceptable design, and does not raise any amenity or highways issues, and is acceptable development in the countryside. Therefore, the application is recommended for Approval, subject to conditions.

OFFICER RECOMMENDATION : **Approve subject to conditions**

Case Officer: Reuben Berriman

Recommendation Date: 12/02/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council