

DELEGATED DECISION REPORT

SMD/2023/0645
Valid 19/12/2023

HASTE HILL COTTAGE
HASTE HILL AVENUE
KINGSLEY

REINSTATEMENT OF FRONT
BAY WINDOWS AND NEW
REAR AND SIDE EXTENSIONS
TO DETACHED HOUSE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on character and appearance of the host dwelling and area; and the amenity of the residential neighbours

DESCRIPTION OF SITE

The dwelling is a double fronted rendered cottage toward the northern edge of the larger village of Kingsley. The rear of the property and its hedgerow enclosed garden backs onto open fields beyond that are outside of the village development boundary. The side and rear of the property is visible across open field from the public footpaths Kingsley 4 and 1 to the east and north.

The dwelling is at the northern end of a small cul de sac development of what appear to be ex local authority mews and semi detached brick dwellings. The applicant's dwelling is separate in age and architectural detail. It has an L shape footprint with a two storey outrigger to the rear. It is apparent that alterations to the front and side of the dwelling have unbalanced the arrangement of fenestration with the introduction of a wide living room window. A hipped roof garage has been added to the side of the cottage.

PROPOSAL

The application proposes to restore the detail of the front elevation to its original arrangement (historic photograph provided) this involves balanced ground floor windows either side of a central door with brick squared bays and hipped tiled canopies above.

At the side the hipped roof garage would be replaced by a lean to utility room. At the rear a two storey gable addition would extend from the rear wall adjacent to the existing two storey gabled outrigger. At first floor level a small recessed balcony would be provided within the gable beneath the full pitch roof.

Revised plans submitted on request have improved the proposal by:

- Correcting the proportions of gables on existing survey
- Matching the roof pitch to the proposed rear addition to match that of the adjacent gable
- Stepping the side of the proposed rear addition in by 500mm narrowing the width and improving the proportion relative to the adjacent gable

- Simplifying fenestration arrangement to the rear of the proposed gable
- Reducing the extent to which rear addition would extend from rear elevation by 500mm

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
 SS1 Development Principles
 SS8 Larger Village Area Strategy
 DC1 Design Considerations
 DC3 Landscape Character
 T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 9th Feb 2024
 Neighbour consultation period ends: 9th Feb 2024
 Press Advert: N/A

Public Comments

None

Town / Parish Comments

Kingsley PC: Awaited

Staffordshire County Council Highways

No Objection. The dwelling would remain a three bed dwellinghouse. The removal of the garage would result in the loss of a parking space. However, the drawings demonstrate that two, standard compliant, off road parking spaces could be provided within the site.

OFFICER COMMENTS

Principle of Development

The site is within Kingsley where the Local Plan larger village area strategy SS8 applies. The strategy SS8 generally provides for sustainable development that retains and enhances its role as a rural service centre having regard to local needs, infrastructure, capacity, and character. Such development might include the alteration and enlargement of a dwellinghouse to meet the needs of a resident. However, to be sustainable and strategy or NPPF compliant the development must represent good design that does not harm the character and appearance of the area or the amenity of neighbours to accord with policy DC1 of the Local Plan and the NPPF.

Design and impact on character and appearance

Policy DC1 of the Local Plan 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.

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".

From the front the proposed alterations would be considered a welcome improvement to the balance and architectural detail of the dwelling and its presentation to the shared environment of the cul de sac and the wider village.

Revised plans have made notable improvement to the proposed addition to the rear. The width and proportions of the proposed gable have been narrowed, stepping it in from the side and increasing roof pitch to match that of the adjacent gable. The extent of the extension from the rear wall has been cut back by 500mm. Overall these revisions should reduce the dominance and improve the additions relationship with the scale and character of the original dwelling.

The revisions have also included a simplification of window arrangement to the rear gable. The single ground floor window would centrally line up beneath a patio window to the balcony terrace. The proposed window design and proportion would relate to those of the original dwelling.

Overall the revisions make for a much more pleasing arrangement of shape, architectural detailing, and proportions. It is considered that the proposals would preserve local distinctiveness and that there would be no harm to the character and appearance of the area. In these respects the development would comply with policies SS8 and DC1 of the SMDC Local Plan 2020 and the Design Guide 2018 for the area.

Amenity

Neither the rear or the side of the dwelling or property face onto or overlook residential neighbours. The development would not obstruct outlook from either of its nearest neighbours, they are remote from, and to the front of, the dwelling. The proposal would not introduce windows that would face toward or overlook any residential neighbour.

The introduction of the recessed balcony at first floor to the rear would only provide outlook toward open field to the north it would not cause the overlooking of any residential neighbour. There would be no conflict with Local Plan policy DC1 in these regards.

CONCLUSION / PLANNING BALANCE

Alterations would make improvements to the presentation of the front elevation. The proposed addition to the rear has been revised to improve its proportions and reduce

dominance from the side and rear. The recessed balcony would not overlook residential neighbours or reduce privacy. There would be no conflict with the policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 28/03/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council