

DELEGATED DECISION REPORT

SMD/2024/0043
Valid 01/02/2024

ABBEY VIEW COTTAGE
QUARRY ROAD
HOLLINGTON

**PROPOSED GARAGE, LOFT
ROOM AND PLANT ROOM
BUILDING INCLUDING
RETROSPECTIVE AND
PROPOSED GROUND
EXTRACTION WORKS.**

(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 resubmitted full householder planning application for a detached double-garage building. Last year, planning permission was granted for a detached stone outbuilding with double garage on the ground floor with annex above contained largely within a gable-sided roof (SMD/2023/0215). This was to be placed on a current flat parking area on ground raised above the house to the rear of it (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 area where the building was approved to be built which is also a current parking area.

This new application proposes a slightly smaller building (above the ground floor level) with 1.2m less width and changes the walls material from stone to timber cladding. The building would have an eaves height of 3.4m (0.3m less than the approved) and a roof ridge height of 6.2m above ground level (0.2m less than approved). There are design changes to the roof. The large front dormer of the approved has been replaced with two smaller front dormers and the roof is now a

gable roof. The front roofslope has been extended forwards forming a canopy. The roof materials would be tiles, as per the previous approval.

The siting of the building has also been moved forward, closer to the house. Whereas the previous approved building read as a stand-alone building on higher ground to the rear of the house, the new building forms part of the external stairs and retaining wall structure immediately behind the house and almost reads as a three-storey structure. There is a “basement” level behind the proposed retaining wall and external stairs (leading from the ground level of the house up to the rear parking area where the outbuilding was approved to be built) and this would become a plant room.

The building has also been shifted slightly northwards as well as eastwards and would sit directly behind the previously approved single-storey side extension of the house, which has not yet been built but some groundworks have commenced.

The exposed side wall of the basement/plant room and front retaining wall and staircase structure would be finished in stone to match the house.

Amended plans were submitted to show more sectional detail of how the building and retaining walls/stairs works would relate to the existing ground levels and the house. A safety wall sitting at ground level in front of the proposed building and at the top of the external stairs, forming the top of the retaining wall, has been replaced by black metal handrails.

The previously approved raised side terrace from the side wall of the annex level is the same size and design in the new proposal.

The plans were further revised on 18.4.24. The amendments are the replacement of the half hips on the roof with side gables and also the replacement of the timber clad walls of the garage building with stone to match to the house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted Sep 2020)

DC1 Design Considerations.

National Planning Policy Framework (Dec 2023)

Sections 12 (Design).

Checkley Neighbourhood Plan – Referendum to take place on the 2.5.2024.
DES1 – 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 yet built.

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

SMD/2023/0215: Proposed new garage with annex to existing cottage. Approved 22.6.23. Not implemented.

CONSULTATIONS

Publicity

Site Notice expiry date: 26.3.23

Neighbour consultation period ends: 26.3.23

Press Advert: N/A

Public Comments

One letter of objection has been received from a nearby resident which states:

"The proposed property dwarfs the existing properties and is in no way subordinate to these semi-detached properties that stand on the site at present. The visual impact on the landscape will be immense. It is a detached proposed 3 storey building, which is not in keeping with any property in the local area. This planning application for the property has previously been requested to undertake an ecology survey, which suggested badgers and bats were in this location and this proposed dwelling would destroy these habitats. The proposed dwelling is down an unadopted track, this would potentially increase traffic, noise and pollution. It would impair the local countryside and area of natural beauty. The planning proposal is in effect an additional house on existing land. The planning proposal will rise above the ground level, changing the landscape view within this area of beauty. In addition to this information, the boundary line of the property is not correct. Mr and Mrs Clarke DO NOT own the track that runs to their property."

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.

Local Highways Authority

No objection.

OFFICER COMMENTS

The proposed scale and height of the actual building above ground level has been reduced slightly in height and scale from that approved last year. Unlike the previous scheme, it appears the building would be linked with the proposed retaining

wall and external stairs structure, forming a front wall for the basement area which would also have an exposed side wall. The previous approved basement was totally submerged under the ground level of the current parking area. However, the basement level works would be screened by the approved single-storey side extension when viewed from the east and would not be noticeable from the road above the property to the west. The wall materials were changed from matching stone to timber in the original submission but these have been reverted back to matching stone via amended plans received 18.4.24, which also shows alterations to the roof in the form of side gables instead of half hips. The proposed roof would have tiles matching the house. I also consider the roof alterations and fenestration are an improvement on the previous scheme with more traditional smaller dormer windows and less modern feature glazing.

In response to the letter of objection, the points relating to visual impact have been addressed above. This is a resubmitted scheme which is considered to not have any additional visual impact to the one approved and due to it being a resubmission there is also no requirement to undertake any further ecology work. The proposal is for a garage with an annex room above and is not for a separate property. Although the red line includes some of the private road to the west, it is not intended to outline the legal boundaries of the property and any shared private road or other right of way can be included within this line.

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, the Checkley Neighbourhood Plan and also the government planning guidance in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 22.4.24

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council