

DELEGATED DECISION REPORT

SMD/2024/0454
Valid 16/10/2024

3 LAKELAND LODGE
RUDYARD ROAD
RUDYARD

**REINSTATEMENT OF FORMER
BASEMENT DOOR
(CURRENTLY A WINDOW),
PROPOSED SIDE RETAINING
WALLS AND STEPS TO
ALLOW EXTERNAL ACCESS
TO BASEMENT.**

(FULL - MINOR)

MAIN ISSUES

- Impact on Green Belt
- Impact on the Character and Appearance of the Area
- Impact on the significance of heritage assets
- Impact on Neighbour's Amenity

DESCRIPTION OF SITE

3 Lakeland Lodge is a self-contained ground floor apartment within the converted Railway Station Hotel. The Station Hotel was a stone built Victorian hotel within proximity of the old Rudyard train station and the dam head. It is within the Rudyard Conservation Area and an area of Green Belt. Prior to conversion it was used as 'The Poachers Tavern' restaurant.

The building is not listed but it is a building of significance within the Conservation Area and a non-designated heritage asset.

The hotel is positioned to a forked junction with two elevations facing to the roadside. The applicant's ground floor apartment flanks Dunwood Lane behind a stone dwarf wall and a gravel path courtyard.

The applicant's apartment has a basement that is accessed internally via steps from the kitchen. An external access door to the basement has been blocked with stone work and concrete cap at the rear of the building and replaced with a window.



PROPOSAL

The application proposes the reinstatement of the external basement door. The proposal would involve the excavation of the ground to the bottom of the elevation with the installation of new steps from the courtyard at the rear and the installation of stone retaining walls either side of the steps. Above ground level the retaining wall would appear as a dwarf stone wall with railings above.

The applicant hopes to improve access and storage facility for items such as canoes and sporting equipment.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
 SS1 Development Principles
 SS10 Other Rural Area/Green Belt
 DC1 Design Considerations
 DC2 Historic Environment
 T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

00/00050/FUL Change of use/conversion of hotel to 6 self-contained flats
 REFUSED/ALLOWED APPEAL

00/00445/FUL Conversion revised scheme REFUSED

05/01159/FUL Amendment to conversion scheme (a 'mock' mono pitched roof to existing flat roof, stone pillars between existing windows in courtyard and conversion type rooflight to bathroom of apartment 6) APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 3rd Dec 2024

Neighbour consultation period ends: 3rd Dec 2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Horton PC: No objection

Canal and River Trust

This application falls outside the notified area for its application scale and location. We are therefore returning this application to you as there is no requirement for you to consult us in our capacity as a Statutory Consultee.

OFFICER COMMENTS

Impact on the Green Belt/Principle of Development

In the Green Belt development is inappropriate and, by definition, harmful to the Green Belt unless it is provided for by one of the exceptions that appear on the closed lists in the NPPF.

The building has not been enlarged post 1948 and for the purposes of the NPPF it remains in its 'original' form and size.

The proposed development in this case would amount to the alteration of the building that would not result in disproportionate size increase over and above that of the 'original' building. In those regards the development would be provided for by an exception and would not be inappropriate or harmful to the Green Belt.

The Local Plan 'Other Rural Area' strategy SS10 makes provision for sensitive well designed householder development to support the needs of a homeowner.

Design and Impact on Character and Appearance

The alteration would occur to a concealed part of the building at the rear which faces onto a private courtyard. From the vantage of the roadside on Dunwood Lane, the alteration would be concealed by boundary wall, fence and garden hedgerow.

The shared car park and public footpath Horton 74 are on the other, north eastern side of the building. The proposed alteration would be concealed from these vantages by existing walled garden.

From within the courtyard the steps and access door would be concealed by a stone dwarf wall and parapet that would appear ground level but perform retaining function each side of the steps. The short section of wall would match in material and be in keeping with the building, appearing as a short section of garden wall.

The alteration would not impact on any of the landscaping features set out under the original conversion permission.

The alteration, that would in any event be faithful to the origins of the building, would be essentially concealed from public vantage and not have any adverse impact on the character and appearance of the area. There would be no conflict with policy DC1 of the SMDC Local Plan in these regards.

Impact on the Significance of the Heritage Asset

The building is of obvious age and architectural grandeur, limited external alterations have occurred since its time as a Victorian hotel. The building itself is not a designated heritage asset, however, it is a building of significance within the designated Rudyard Conservation Area. Preservation of the buildings original form and heritage is important and significant to the Conservation Area.

The alterations proposed would amount to minor alterations that would essentially restore original architectural detailing faithful to the building's heritage. They would not harm the historic significance of the building or the Conservation Area.

There would be no conflict with Local Plan policy DC2 or the terms of the NPPF.

Impact on Neighbour's Amenity

Apartment 3, the applicant's dwelling, occupies the whole of the building's south western ground floor corner. The development, essentially the reinstatement of a personnel access door would affect just a small corner part of the elevation that faces onto courtyard owned by the applicant. The development would not affect any of the neighbouring apartments within the building. There would be no conflict with policy DC1 of the Local Plan in these regards.

Highway Safety

The applicant's parking provision is within the communal parking area on the eastern side of the building. The proposed development would not affect or consume parking provision.

CONCLUSION / PLANNING BALANCE

Acceptable householder development in the Conservation Area that would not harm the character and appearance of the area or the significance of heritage assets. There would be no harm to the neighbour's amenity. There would be no conflict with the Local Plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 03/12/2024

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council