

**PP-15051366**

# **Willow Cottage, Cloudside, CW12 3QQ**

## **Planning and Design Statement**

### **Site and Proposal**

This statement accompanies a Householder Planning Application for the replacement of an existing conservatory at Willow Cottage, Cloudside, Congleton, Staffordshire CW12 3QQ.

The property is a detached dwelling located within the Staffordshire Moorlands and is subject to a number of planning policy designations including Green Belt and Countryside policies. The application seeks permission to remove an existing timber-framed conservatory with a polycarbonate roof and stone dwarf wall and replace it with a traditionally styled orangery comprising hardwood framed glazing, a flat roof with glazed lantern, local grit stone dwarf wall.

The proposed orangery will remain ancillary to the main dwelling and will continue to serve as residential living accommodation.

### **Existing Development**

The existing conservatory measures approximately 4.1 metres in width by 3.85 metres in length, with an overall ridge height of approximately 3.3 metres and an eaves height of approximately 2.35 metres.

The conservatory was constructed using timber framing, glazing, a polycarbonate roof and a stone dwarf wall. Whilst it has served the property for many years, the structure is now dated and offers significantly lower levels of thermal performance, energy efficiency, comfort and security than modern construction standards.

The conservatory has reached the end of its practical lifespan and is proposed to be replaced with a more durable and sustainable structure that better complements the character of the dwelling and surrounding area.

### **Proposed Development**

The proposed orangery measures approximately 4.0 metres in width by 4.0 metres in length, creating a footprint of approximately 16 square metres.

The orangery will have an eaves height of approximately 2.875 metres and a maximum height of approximately 3.45 metres to the top of the glazed roof lantern.

The development will utilise:

- Hardwood framed windows and doors with multi-point locking.
- High-performance thermally efficient double glazing.

- A flat roof design with a centrally positioned glazed lantern.
- Matching stonework with stone sills to the dwarf wall.
- Traditional proportions and detailing that reflect the character of the host dwelling.

The proposal has been designed to provide a high-quality replacement structure whilst remaining subordinate to the main dwelling.

As part of the development, a part of the existing driveway will also be widened within the residential boundary to provide parking for one additional car. This will improve the property's off-road parking provision and has the potential to free up on-road parking capacity for visitors to The Cloud Methodist Chapel.

## **Design and Appearance**

The proposed orangery represents a significant improvement in design quality compared with the existing conservatory.

The use of sustainable hardwood and Acoya framing, natural stonework and a restrained roof lantern creates a more permanent and architecturally coherent extension that complements the host dwelling and its rural surroundings.

The flat roof solution minimises mass while blending sympathetically in style with other flat-roofed buildings in the vicinity, namely Mill House which is adjacent to Willow Cottage and incorporates two flat roofs into the building structure, one at the back of the building, and the other facing directly toward the road on the front. Also Hillcrest, the flat roofed Grand Designs home further along Cloudside.

The orangery has been designed to respect the scale and character of the existing property whilst maintaining a clear visual hierarchy in which the extension remains subordinate to the principal dwelling.

The proposal therefore accords with the design objectives of Local Plan Policy DC3 by promoting high-quality design that responds positively to its context.

## **Scale, Massing and Green Belt Considerations**

The proposal replaces an existing domestic structure and occupies substantially the same position within the residential curtilage.

The existing conservatory has a footprint of approximately 15.8 square metres. The proposed orangery has a footprint of approximately 16.0 square metres. The increase is therefore negligible.

Similarly, the overall height increases by approximately 150 millimetres from 3.3 metres to 3.45 metres.

The proposal therefore represents a replacement structure of broadly equivalent scale and massing. It does not result in a material increase in built form, encroachment into undeveloped land or loss of openness.

The development remains ancillary to the dwelling and preserves the openness and character of the Green Belt. The proposal also respects the wider rural setting and does not introduce urbanising features that would adversely affect the countryside.

The development is therefore consistent with the objectives of Local Plan Policies SS2, SS9 and SS10.

## **Highways and Parking**

The proposal will not result in any material increase in traffic movements or highway demand. The orangery remains ancillary to the existing dwelling and will not create a separate residential unit or intensify the use of the site.

As part of the development, the existing driveway will be widened within the residential boundary to provide parking for one additional car. The existing access into the property will remain unchanged while improving the property's off-road parking provision.

The additional off-road parking provision has the potential to reduce pressure on existing on-road that may otherwise be used by visitors to The Cloud Methodist Chapel. The proposal is therefore considered to have a neutral or beneficial effect in highways and parking terms.

## **Energy Efficiency and Sustainability**

A key benefit of the proposal is the significant improvement in the environmental performance of the dwelling.

The existing conservatory incorporates an ageing polycarbonate roof and glazing system that provides relatively poor thermal performance when compared to modern construction methods.

The proposed orangery is built from sustainable Red Grandis hardwood and Acoya, and will incorporate thermally efficient double-glazed windows and doors together with a thermally efficient glazed roof lantern. These measures will significantly improve insulation, reduce heat loss and provide a more comfortable year-round living environment.

The replacement structure will contribute positively to the overall energy efficiency of the dwelling and support the wider objectives of sustainable development through reduced energy demand and improved building performance.

## **Residential Security**

The proposal will also deliver enhanced security benefits.

The existing conservatory incorporates older doors, windows and locking mechanisms that no longer meet modern security standards.

The proposed orangery will incorporate modern secure doors, multi-point locking systems and high-performance glazed units, improving the security of the dwelling and providing greater protection against unauthorised access.

These improvements represent a further enhancement to the quality and functionality of the property.

## **Biodiversity and Trees**

The proposal is confined to an existing developed area within the residential curtilage and does not involve the loss of trees, hedgerows, woodland or other habitats.

No mature trees are located within 15 metres of the proposed development. The nearest vegetation comprises a small ornamental magnolia tree approximately 3 metres in height located within a raised planting bed around 2 metres from the existing conservatory.

The proposal is not expected to adversely affect ecological corridors, woodland interests or biodiversity assets identified within the wider area.

The applicant is committed to maintaining and enhancing biodiversity within the garden through appropriate planting and wildlife-friendly measures where practical.

## **Conclusion**

The proposed orangery represents a high-quality replacement for an existing conservatory that has reached the end of its useful life.

The development occupies substantially the same footprint as the existing structure, preserves the openness of the Green Belt, respects the character of the countryside, enhances the appearance of the dwelling and delivers significant improvements in thermal efficiency, sustainability, comfort, security and off-road parking provision.

The proposal accords with the relevant policies of the Staffordshire Moorlands Local Plan and no adverse impacts have been identified.

Planning permission is therefore respectfully requested.