

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

12 August 2021

Application No:	SMD/2021/0332	
Location	Beech Cottage, Cheadle Road, Oakamoor	
Proposal	Single Storey side extension to the rear of Beech Cottage	
Applicant	Mr and Mrs Plimley	
Agent	Smytheman Architectural Services	
Parish/ward	Oakamoor	Date registered: 27/05/2021
If you have a question about this report please contact: Lisa Li email: Lisa.li@highpeak.gov.uk		

REFERRAL

This application has been put before committee because the applicant is a District Councillor

1. SUMMARY OF RECOMMENDATION

APPROVE with conditions

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The application site sits along a row of semi-detached properties within the settlement boundary of Oakamoor. The property is also located in the Conservation Area.

2.2 The property itself dates from 1910 and has had a substantial, unified extension at the rear which is well designed and sits neatly to the rear of the main building. A further single storey lean-to has been constructed across the rear of both properties.

2.3 Access to the side and rear of the application site is taken via a shared drive with Highfields, Cheadle Road.

3. THE APPLICATION AND DESCRIPTION OF THE PROPOSAL

3.1 Planning permission is sought for a single storey side/ rear extension and will feature a lean-to roof with two Velux windows and a three-panel sliding door. The extension will provide additional space for the kitchen.

3.2 In addition, one of the windows next to the extension will be replaced for a door serving the dining area.

3.3 The extension will use materials that match the existing.

4. RELEVANT PLANNING HISTORY

None.

5. PLANNING POLICIES RELEVANT TO THE DECISION

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

5.1 The Development Plan comprises the Local Plan Development Document (adopted September 2020).

5.2 The following Local Plan policies are relevant to the application:

- SS2 – Settlement Hierarchy
- SS9- Smaller Villages Areas Strategy
- DC1 – Design Considerations
- DC2- The Historic Environment

National Planning Policy Framework (NPPF) Revised (2019)

5.3 The following sections of the NPPF (2019) are particularly relevant to this application:

- 16: Conserving and enhancing the historic environment

6. CONSULTATIONS

Neighbour letters	Expiry date for comments: 16/06/21
Site Notice Posted	08/07/21
Press Notice	14/07/21

Public response to consultation

6.1 One neighbour representative received

- The extension potentially infringes on the vehicular access to the garage and parking space at the rear of No.4.
- The property is on the market, would the planning application still apply?

Oakamoor Parish Comments

6.2 No objection.

Severn Trent Water

6.3 No objection.

Conservation officer

6.4 No objection subject to revision of the extension from flat roof to pitch in the original scheme and the scheme integrates with the building as a whole.

7. OFFICER COMMENT AND PLANNING BALANCE

7.1 The main issues relate to:

- Principle of development
- Heritage and visual impact
- Neighbouring amenity
- Highway safety

Principle of Development

7.2 The site is within the smaller village of Oakamoor where policy SS9 seeks to allow an appropriate level of sensitive development which enhances community vitality. Limited development, including infill will be supported subject to this policy.

7.3 The proposed development is considered small-scale. Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity.

Heritage, Design and visual impact

7.4 Section 16 of the NPPF sets out the government's advice on conserving and enhancing the historic environment. Paragraph 196 states that where a development proposal which will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

7.5 Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

7.6 Policy DC2 states that development affecting the significance of a designated or non-designated heritage asset and its setting will be expected to preserve or enhance its significance.

7.7 The Conservation officer was consulted under the original scheme. It was noted in the officer's comments that the property sits across the road from the Grade II Listed Light Oakes Estate. The proposal will have no impact on the setting of the Listed Building but there will be limited views from the roadside and it will have the potential to impact on the character and appearance of the Conservation Area.

7.8 Referring to the original extension, the officer notes that although the proposed extension will not extend beyond the front gable, it will still be seen from the road and the flat roof will jut out and the overall form will not relate well to the existing proportions of the building. Given its location, it should have a pitched roof and look to integrate with the building as a whole. The proposed structure will only have limited impact on the character and appearance of the Conservation Area but the Council expects high standards of design with all proposals as outlined in Local Plan Policies and the Design Guide.

7.9 In view of the Conservation Officer's comments, amendments to the scheme were requested by the Case Officer to alter the design of the extension in a sympathetic way. The applicant amended the roof pitch of the extension and retained the circular window headers above the proposed door however, retained the patio doors serving the enlarged kitchen. It was considered that whilst the three-panel patio doors will contrast with the circular window headers on the ground floor, the revised scheme is a significant improvement to the original that reflects the overall character of the dwelling in a sympathetic way. The extension will also tie in well with the adjacent neighbour which also has a lean-to side/ rear extension creating some symmetry in the process. The Conservation Officer has later considered the revised scheme as visually acceptable. From this, the scheme is considered to be acceptable and it is considered that it would not result in any harm to designated heritage assets or their setting. Therefore, the proposed development accords with Policy DC2 and National Policy with regard to heritage.

7.10 In terms of materials to be used, they will match the existing which will be in keeping with the existing dwelling and immediate neighbours and in view of the conclusions above, the scheme is considered to be generally in keeping with the character and appearance of the existing dwelling and the area generally.

7.11 This application is therefore considered to be acceptable in design terms and in accordance with Policy DC1 of the Local Plan.

Impact to neighbouring amenity

7.12 Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

7.13 The main neighbouring property that this proposal would impact upon is Highfields, Cheadle Road. The extension will sit adjacent to the neighbouring property.

7.14 The proposed extension is to be located to the side/ rear of the building. It is considered that the neighbours' privacy across the site will be maintained as the extension will directly face the shared private driveway and windowless lean-to extension. Given that the extension will be contained within the angle formed by the existing building, it is not considered that any overshadowing impacts would occur.

7.15 Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local Plan.

Highway Safety

7.16 Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

7.17 The proposed development will not alter the existing parking arrangements and will not increase the number of bedrooms of the property. As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore

considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

Other Matters

7.18 A neighbour raised concerns with the vehicular access to their garage to the rear of the application site. The Case Officer is of the opinion that the extension does not infringe on the vehicular access and sits within the site boundary. Should the extension extend beyond the site boundary onto third party land, this would be contrary to the proposed plans submitted and would generate an enforcement issue. Notwithstanding this, encroachment and landownership issues are a civil matter between neighbours.

7.19 Referring to the marketing of the property, a planning application can be considered subject to the certificate of the application form has been correctly signed. No evidence has been provided to dispute what has been submitted. The planning permission, if granted, travels with the land rather than the owner.

Planning Balance & Conclusions

7.20 The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties or the setting of designated heritage assets. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

8. RECOMMENDATION

A That planning permission be APPROVED with the following conditions:

1: The development to which this permission relates must not be begun later than the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2: Unless non-material variations are agreed in writing with the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

- **Drawing no: MP21-SA-XX-XX-DR-A-0101 Location and Block Plan**
- **Drawing no: MP21-SA-XX-XX-DR-A-0204 P.02 Proposed Floor Plans**
- **Drawing no: MP21-SA-XX-XX-DR-A-0404 P.02 Proposed Elevations**

REASON: For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

3: The facing materials to be used on the external walls and roof shall as specified on plan MP21-SA-XX-XX-DR-A-0404 P.02, received by the Council on 14/07/21

REASON: To ensure a satisfactory external appearance and for the avoidance of doubt.

