

## Cannock Chase District Council

### Planning Committee

15<sup>th</sup> January 2025

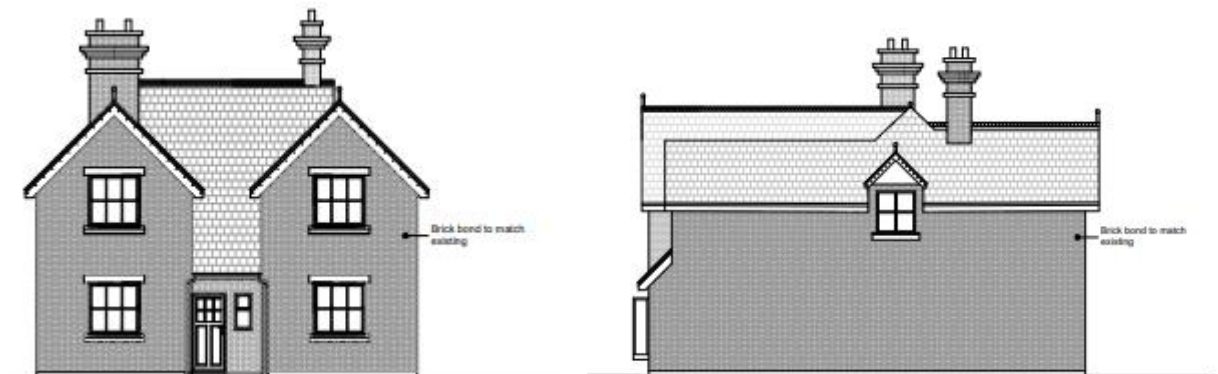
#### CH/24/093 - 123, New Penkrige Road, Staffordshire, Cannock, WS11 1HN

- Following compilation of the report for the Committee agenda, a minor error was noted in the Officer's report at paragraphs 2.4 and 2.5 in which it is stated that no external alterations are proposed. This is an error, and minor alterations are proposed to both the outbuilding (plot 4) and the Gardener's Cottage (Plot 5), as detailed:

#### Plot 5

A new front gable is proposed of which will match the existing, with a two-storey rear extension also proposed. The new gable will introduce a more symmetrical built form, and the cumulative impact of the extensions will not alter the character of the former Gardener's Cottage. Distinctive design features such as the stacked chimneys and decorative ridge tiles will be retained.

The extensions will be of sufficient distance from neighbouring properties to avoid any undue impact in respect of overlooking and the proposal complies with the 45-degree rule for amenity. The extensions are subordinate to the existing property and are appropriate to convert the property into a family dwelling and the scheme is acceptable in this regard and in accordance with Policy CP3 of the Cannock Chase Local Plan and relevant sections contained with the National Planning Policy Framework.



## Plot 4

Minimal alterations are proposed at plot 4, including the installation of roof windows and raised roof height to allow greater ceiling height. Rooflights are a common addition to outbuilding converted to residential use, as they have a minimal visual impact whilst providing a good level of natural light. New windows are also proposed in the existing garage doors. The cumulative impact of the proposals does not have a detrimental effect on the character of the building and the scheme is acceptable in this regard and in accordance with Policy CP3 of the Cannock Chase Local Plan and relevant sections contained with the National Planning Policy Framework.

