DELEGATED DECISION REPORT

SMD/2016/0428 **Valid 20/07/2016**	**GREEN GUTTER FARM** **ASHBOURNE ROAD** **BOTTOMHOUSE** **LEEK**	**RETROSPECTIVE PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING PORCH AND ERECTION OF A REPLACEMENT** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- The impact on the character and appearance of the area.

DESCRIPTION OF SITE

The site comprises a two-storey detached stone-built farmhouse which lies to the north of the A523 and B5053 road junction in Bottomhouses village. The access is off Ashbourne Road (A523) to the south, opposite Green Man pub and leads onto a farm access track to the dwelling. The dwelling is surrounded by open farmland within the property and there are a number of detached outbuildings close to the house.

PROPOSAL

The application is for the retention of a replacement porch which is considerably wider than the previous porch it replaced but retains the lean-to design. The previous porch comprised a concrete block pediment wall supporting a large white framed timber window, side window and a tiled roof. The new porch is finished with traditional stone to match the farmhouse and a tiled roof which matches the roof. There is a large amount of glazing in the form of patio doors, and a large front window and side window to allow more light into other front-facing rooms. All the windows are in a brown upvc frame.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS6c Other Rural Areas
DC1 Design Considerations
R2 Rural Housing

National Planning Policy Framework

Section 7 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 6.9.16
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

OFFICER COMMENTS

Although the new porch has materials which match the farmhouse, the window shapes do not harmonise with the dwelling and comprise upvc. However, the frame colour and material matches the new replacement windows on the front elevation of this part of the house (the replacement windows did not require planning permission). The previous porch had timber windows which is a more appropriate material but the shape/design of window did not harmonise overall with the dwelling and neither did the concrete finishing materials. Overall, the new porch is no more harmful to the character and appearance of the dwelling than the previous porch and could be deemed an improvement due to the use of stone which is a better match for the house.

The house is a considerable distance from the road. The new porch is not harmfully prominent from either of the two main roads at the edge of the property or from the nearest public footpaths and therefore is not harmful to the overall character and appearance of the area.

CONCLUSION / PLANNING BALANCE

The existing new porch does not harm the character and appearance of the area and therefore retrospective approval can be given for its retention.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 12.9.16

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council