3706 Cloud Wood End Farmhouse

Design and Access Statement

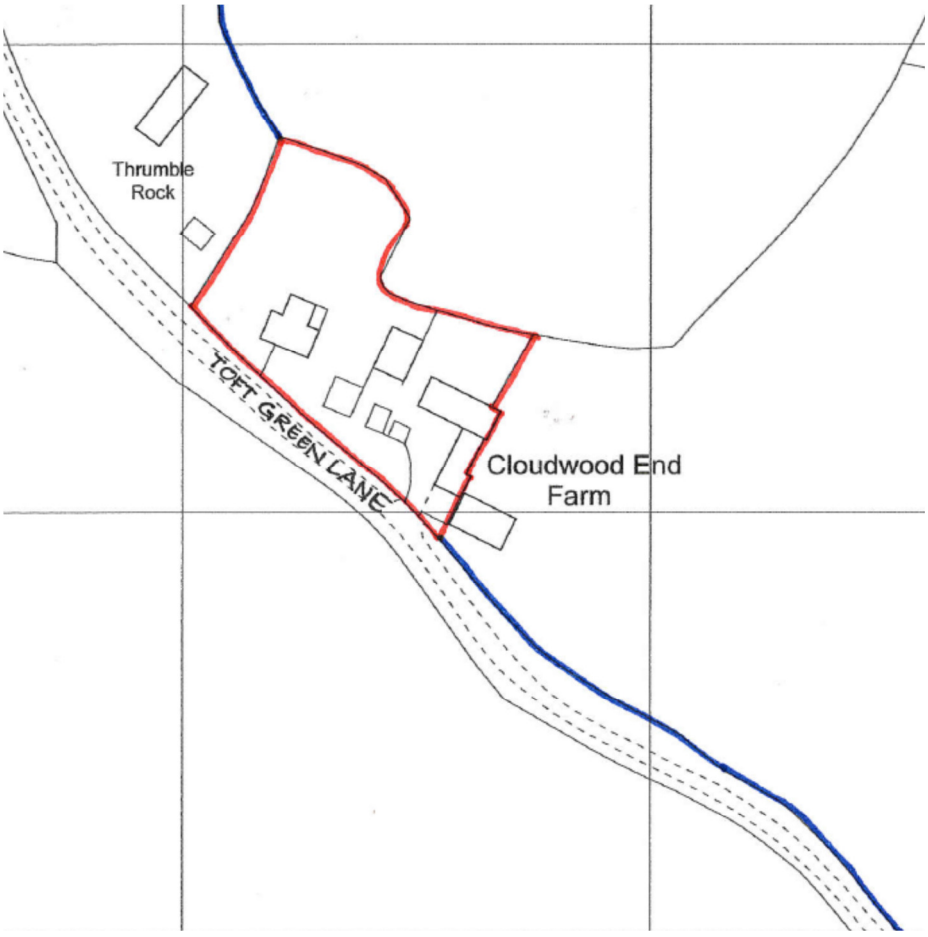
This report has been prepared in support of a planning application for alterations and extensions to the farmhouse at Cloud Wood End Farm, Toft Green Lane, Toft Green, Congleton CW12 3QF.

Location

The site is in Toft Green, near the village of Bosley. The application site comprises the farmhouse of Cloudwood End Farm.

There are no listed buildings on the site. The farm and courtyard buildings are detailed on the Staffordshire Historic Environment Record and area considered to be non-designated heritage assets.

The site is in open countryside beyond the green belt. The site is not in a conservation area or national park.



Site Location

Site - Context

The site is within a small group of rural developments comprising two farms and dwellings served by a single width lane. The landscape around the house is generally wooded, with hedgerow boundaries running along either side of the lane.



The front of the house is symmetrical and formal



The façade includes quoins and other stone details

Existing Buildings

The existing buildings on the site comprise the farmhouse, small outbuildings accommodating garden stores and garaging for the house. There are also stone barns and a hayloft which enclose the entrance courtyard of the house. All these buildings are currently in residential ancillary use in association with the house.

The house is mid-nineteenth century. It is constructed in local pink sandstone with a slate roof. The front of the house is formal in design with a three bay symmetrical design, around a central entrance feature. The façade has formal stone details, with large quoins, cills and heads and a stone architrave and pediment around the front door. The façade is framed by matching chimneys at each gable.



The side elevations and rear outrigger are utilitarian



There few decorative features at the rear

The rear of the house is less formal and more utilitarian. The rear outrigger lacks the decorative stone details, such as the quoins, used in the front wing of the house.

Inside, the main wing of existing building is one room deep, accommodating a large reception room either side of the front entrance and a large bedroom either side of the central staircase. A rear outrigger accommodates a dairy kitchen, bathroom and box room. There is a single storey garden room to the side of the kitchen.

There is no toilet available at ground floor level.

Planning Policy Context

The site is within a rural area of Staffordshire Moorlands and is within open countryside beyond the greenbelt.

Staffordshire Moorlands Policy R2 - Rural Housing allows extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and character of the rural area.

Relevant Planning History

There is no relevant planning history for the house. The house is early Victorian, with a lean-to extension added in the early twentieth century. The house has not been extended since 1947.

Current Application

This application seeks planning approval for a two storey rear extension to the house which would replace the existing rear outrigger. The proposed extension is located to the rear of the building to preserve the character of the existing house.

The proposed extensions comprise a 30% addition to the existing building and are therefore reasonable.

Proposals

The proposals comprise the construction of a two storey rear extension to replace the existing outrigger to accommodate an open plan kitchen/dining room at ground floor level with a master bedroom above. The resultant house will have three good sized bedrooms and three bathrooms.

The proposals will retain the existing front entrance, but relocate the staircase to create a circulation space linking all the main spaces within the house. The historic character of the main wing of the house will be maintained.

Amount of Development

The proposed rear extension constitutes a 30% addition to the original house; the amount of development is modest and appropriate in scale and design to the existing dwelling.

Layout

The layout is defined by the existing building; the rear outrigger is being replaced to preserve the character of the front of the house.

Scale

The scale of the proposals is defined by the existing building; the proposed rear extension will be no higher than the existing outrigger it replaces.

Landscaping

The house sits in a mature landscape; this will be retained and made good after the development.

Appearance

The existing building has not been actively maintained for many years. The proposed extension will secure the refurbishment of the existing building. The materials of the proposed extension will match those of the existing building. The appearance of the house will therefore be improved.

Use

No change of use is proposed.

Impact on Open Countryside

The additional area proposed will be added to the rear of the building, replacing the existing outrigger. The impact on the open countryside will be minimal.

Impact on the Non-Designated Heritage Asset

The main wing of the building has Italianate proportions and appears to be a villa of the Picturesque movement dating from the early 1850s; it is deemed to be significant. The detailing of the rear outrigger is plain and is of little or no significance.

The extension will be added to the rear of the dwelling to preserve the character of the main wing of the non-designated heritage asset.

Existing Access

The existing access passes between the house and the outbuildings, with a parking area available at the end of the garden.

Proposed Access

No change to the existing access is proposed.

The proposals include a guest toilet at ground floor level; the proposals will comply with Part M of the building regulations.

Supporting Information

Trees

There are no trees or hedges which would be affected by the house extension proposed.

Flood Risk

The site is not within a flood risk area.
The Flood Risk is noted as ‘Very Low’ which means that each year, this area has a chance of flooding of less than 1 in 1000 (0.1%).