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PLANNING STATEMENT

Single storey side and rear extensions. New pitched roof to porch/utility

at

Sunny View Farm,
Ellastone Road, Winkhill

Produced by:

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Document Control Sheet

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Client	Mr D Chisholm
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Project Lead	Richard Pigott (RP)

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Contents

1 INTRODUCTION 4
2 THE SITE AND ITS SURROUNDINGS 5
3 PLANNING HISTORY 7
4 THE PROPOSED DEVELOPMENT 9
Pre-application advice 9
5 PLANNING POLICY CONTEXT 10
6 KEY PLANNING ISSUES 11
Compliance with Policy R2 11
Other matters 12
7 CONCLUSIONS 13
8 LIST OF APPENDICES 13

1 INTRODUCTION

1.1 Planning Design Practice is a town planning and design consultancy with chartered town planners and an architect-led design team. The practice operates across the Midlands and Northwest and, with over 60 years combined experience in the team, the company has an excellent record of success.

1.2 The author of this statement, Richard Pigott, joined Planning Design in 2011. His career in planning spans more than 12 years, having previously worked in local government for over 7 years at Macclesfield Borough Council in Cheshire and Royal Borough of Windsor & Maidenhead Council in Berkshire. He is a chartered town planner, having gained membership of the Royal Town Planning Institute in 2009.

1.3 This statement will provide an introduction to the site and its planning history; details of the proposed development and the rationale for it; an examination of the planning policy context followed by a detailed discussion of the key planning issues. In support of the planning application and to be read in conjunction with this statement, the following comprises the submission:

- Application forms;
- Site Location Plan;
- Proposed Site Plan;
- Existing plans and elevations;
- Proposed plans and elevations.

2 THE SITE AND ITS SURROUNDINGS

2.1 The site is located to the east of Ellastone Road, approximately 2km from the hamlet of Winkhill and part way between the A52 and A523 junctions. It consists of a modest bungalow set in an extensive residential curtilage, several farm buildings of varying age and appearance and an extensive land holding. The application bungalow, albeit in an isolated location, forms part of a cluster of buildings and any development to the dwelling would be read in the context of the group.

2.2 The bungalow and adjoining brick outbuilding have not been altered since they were built apart from the addition of a conservatory to the south elevation, meaning it retains original features and characteristics. The bungalow is built of brick, with painted stone/concrete lintels and a roof of Staffordshire blue clay tiles. However, it is a very modest and poorly laid out property which is not conducive to modern family living.



Figure 1 – The site and its surroundings



Figure 2 - South elevation



Figure 3 - North elevation

2.3 Further Photographs of the site and its surroundings are provided at Appendix A.

3 PLANNING HISTORY

3.1 The property has the following recent planning history:

Planning ref	Proposal	Decision
HNT/2016/0032	Single Storey double pitched rear extension to extend beyond the rear wall of the original dwelling at 8m, maximum height of the proposed extension to be measured at 4m and the height of the eaves of the proposed extension to be 2.25m	Permission Required – 6/10/16 (the council concluded that the proposed extension, off the north elevation, would not be within the curtilage of the dwelling. Hence it could not be permitted development)
SMD/2016/0407	Proposed single storey side extension and re-roofing of flat roof outhouse.	Withdrawn – 30/8/16

3.2 The land to the north of the dwelling is considered to form part of the curtilage of the dwelling. Whilst it is bisected by the track leading to the adjacent agricultural buildings to the east, this does not prevent it from being classed as residential curtilage and the land to the north of this has been used as curtilage for many years, as evidenced by the summerhouse and domestic shrubbery.



Figure 4 - Plan showing extent of residential curtilage



Figure 5 - Looking south from garden towards dwelling (summerhouse in foreground)

4 THE PROPOSED DEVELOPMENT

4.1 It is proposed to construct two single storey extensions: one to the rear (north) elevation and one to the side (east) elevation. The northern extension will measure 5 x 5.85m and the eastern extension will measure 3 x 5.85m.

4.2 This will result in a much-improved internal layout and create a third bedroom, meeting the needs of the applicants and their children who have moved to the Moorlands from Plymouth since Mr Chisholm took early retirement from the navy.

Pre-application advice

4.3 The proposal follows extensive pre-application discussions with Lisa Howard in the planning department. She considered that it would be preferable to achieve the desired extra living space in two smaller extensions rather than one large extension. She advised that the scale of the extensions is acceptable bearing in mind that the site is not in the Green Belt. She also advised that the east side extension should have a dual pitched roof as opposed to a hipped roof. The extension should appear subservient to the main bungalow which can be achieved by stepping the extension back from the front elevation, a step of no less than 30cm would be sufficient for planning purposes.

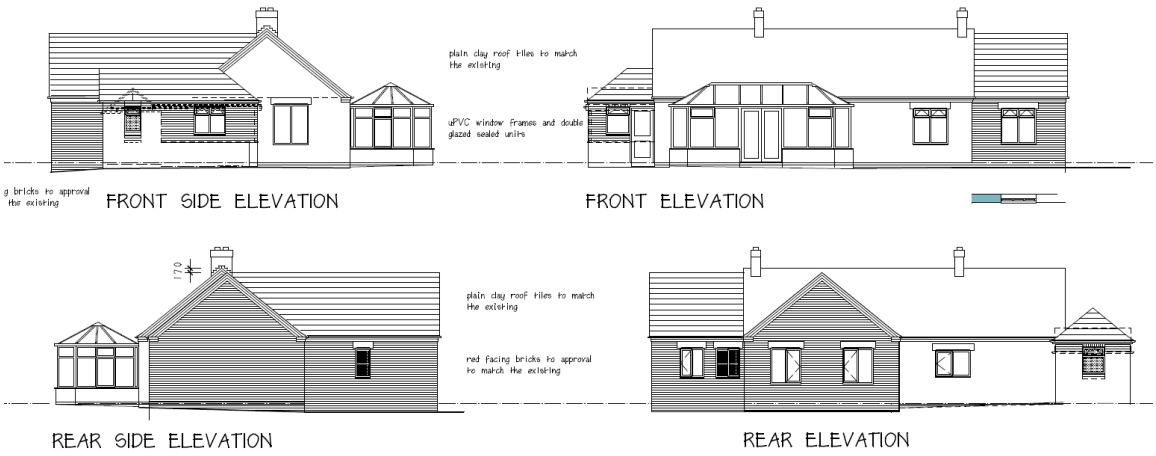


Figure 6 - Proposed extensions

5 PLANNING POLICY CONTEXT

5.1 In planning policy terms the site is located in open countryside outside of any defined settlements, as defined by the Staffordshire Moorlands Core Strategy (2014). It does not lie in the Green Belt. Local Plan (LP) LP policy R1 advises that appropriate development should not harm the rural character and environmental quality of the area; and where new buildings are proposed, development should have minimal impact on the countryside and be in close proximity to an existing settlements. The most relevant policy is considered to be policy R2 *Rural Housing* which reads as follows:

R2 - Rural Housing

Other than sites allocated for housing development in the Site Allocations DPD, only the following forms of housing development will be permitted in the rural areas outside the settlement and infill boundaries of the town and the villages:

- **Affordable housing which cannot be met elsewhere, in accordance with Policy H2.**
- **A new dwelling that meets an essential local need, such as accommodation for an agricultural, forestry or other rural enterprise worker, where the need for such accommodation has been satisfactorily demonstrated and that need cannot be met elsewhere.**
- **Proposals for replacement dwellings, provided they do not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area.**
- **Extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.**
- **The conversion of non-residential rural buildings for residential use where:**
  - **the building is suitable and worthy in physical, architectural and character terms for conversion; and**
  - **it can be demonstrated that agricultural or commercial use is not viable or suitable. In such cases there will be a requirement for a marketing exercise to be carried out by a suitably qualified professional or other evidence that the building would be unsuitable for a commercial use; or**
  - **conversion to residential use would enable a building of particular merit to be safeguarded.**

5.2 Policy DC3 seeks to protect and, where possible, enhance local landscape and settlements in the Moorlands by, amongst other things, resisting development which would harm or be detrimental to the character of the local and wider landscape. Policy DC1 requires all development to be of a high quality and be designed to respect the site and its surroundings; having regard to matters of scale, density, layout, siting, landscaping, character and appearance.

6 KEY PLANNING ISSUES

Compliance with Policy R2

6.1 Policy R2 permits "Extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area." This is clearly a subjective test and the sub text to policy R2 at paragraph 8.8.9 confirms this, recognising that development control decisions should be made *"on a case by case basis with regard to the appropriateness of residential extensions*". In this context, it is necessary to consider the scale of the existing dwelling, its prominence in the landscape and the design of the proposed extension including the impact it will have on the host dwelling.

Scale of the existing dwelling

6.2 The existing dwelling is a modest 2-bedroom property. The original building has a floorspace of 75 sq.m. The conservatory and entrance/utility have increased the overall floorspace of the building slightly. However, as predominantly glazed elements they are not suitable for conversion to bedrooms and are normally excluded from overall floorspace calculations for this very reason. The proposed extensions will provide a more conventional internal layout whereby the bedrooms and bathroom can be accessed via a landing rather than directly off the living room (as is presently the case). The extensions would add just under 50 sq.m to the existing footprint, meaning the dwelling's external floorspace (excluding the conservatory and entrance/utility) would be increased to around 125 sq.m. This is by no means a large property and the proposed increase is not excessive given the modesty of the original property. Furthermore, there are no set rules about how much a property can be extended by, as confirmed by policy R2's wording which requires decisions on a case by case basis.

Prominence in the landscape

6.3 The bungalow is not prominent in the landscape for several reasons. Firstly, it is only a modest 6.5m high at its highest point. Secondly, it is set well back from Ellastone Road and there are no other public vantage points (e.g. other roads or public footpaths) in close proximity to the site from which the dwelling can be seen. Thirdly, the site is well screened by trees (both evergreen and deciduous) and the adjacent farm buildings of both Sunnyview Farm and Ballamont Grange (as illustrated in the photographs at Appendix A). For these reasons, the site is not prominent in the landscape, meaning there will be no adverse impact on the wider character of the area.

Design of the proposed extension

6.4 The extensions will have a narrower gable width than the existing dwelling, thus ensuring that their ridgelines sit below that of the main roof ridge. They will therefore be sympathetic to the existing dwelling and be subservient in appearance to it. For the above reasons it is considered that the proposal complies with CS Policy R2 as it will be appropriate in scale and design and will not have a detrimental impact on the existing dwelling and the character of the rural area.

Other matters

6.5 The proposal does not appear to raise any other significant planning related concerns. The existing access onto Ellastone Road would continue to be utilised. The house is be sited some way from the only adjacent property, Ballamont Grange, so there would be no adverse impact on the amenity of the occupiers of that property.

7 CONCLUSIONS

7.1 The site is not located in the Green Belt and so the primary considerations are the impact on the host dwelling and on the character and appearance of the countryside. It is considered that the proposal would not result in any identifiable *harm* in planning terms as the proposed extensions will be subservient to the ewxisting dwelling and be respectful of its character. The proposal raises no other significant issues in planning terms and so it is therefore respectfully requested that planning permission be granted without undue delay.

8 LIST OF APPENDICES

- Appendix A – Site photographs

Appendix A – photographs of the site from nearby public viewpoints



Figure 7 - View towards the property when approaching from the south, approximately 150m away



Figure 8 - View towards the site from Ellastone Road looking due east across Ballamont Grange property. Bungalow not visible in this picture (Source: Google Streetview)



Figure 9 - View towards the site from Ellastone Road looking southwest (approximately 110m away) across Ballamont Grange menage and outbuildings. Bungalow is screened by buildings and trees (Source: Google Streetview)



Figure 10 - View towards the site from lane to the north of the site looking south (approximately 250 away). Bungalow is a distant object and well screened by trees (Source: Google Streetview)

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