DELEGATED DECISION REPORT

SMD/2017/0213 **Valid 29/03/2017**	**SUNNY VIEW FARM** **ELLASTONE ROAD** **WINKHILL**	**SINGLE STOREY SIDE AND REAR EXTENSIONS. NEW PITCHED ROOF TO PORCH/UTILITY** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on the character of the application site and wider Countryside;
- Residential amenity.

DESCRIPTION OF SITE

This application relates to Sunny View Farm, located within open countryside. The application dwelling is of a simple appearance that was most likely dictated by functionality. The farmhouse is accessed via a driveway that leads to the north-east of Ellastone Road. A series of associated farm buildings are located to the east of the main farmhouse and 'Bellamont Grange' is located to the west.

PROPOSAL

Planning approval is sought for the construction of a single storey side extension, a single storey rear extension and a new pitched roof extension to an existing flat roofed porch/utility room.

This application has been submitted following pre-application discussions with the LPA (reference: PAD/2016/0077).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6c Other Rural Areas Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
R1 Rural Diversification
R2 Rural Housing
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 17
Section(s) 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HNT/2016/0032	Single storey double pitched rear extension to extend beyond the rear wall of the original dwelling at 8m Planning Permission Required
SMD/2016/0407	Proposed single storey side extension and re-roofing of flat roof outhouse Withdrawn

CONSULTATIONS

Publicity

Site Notice expiry date: 18.05.2017
Neighbour consultation period ends: 21.04.2017
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Cotton Parish Council: No objection.

OFFICER COMMENTS

Principle of Development

Core Strategy policy SS1 states that development should contribute to the social, economic and environmental improvements of the Staffordshire Moorlands. In accordance with policy SS1a, when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy SS6c states that within the other rural areas, which lie within the countryside and green belt outside of the defined development and infill boundaries of the towns and villages, as outlined on the Policies Maps; development will only be provided for that which meets an essential local need, supports the rural diversification and sustainability of the rural area, promotes sustainable tourism or enhances the countryside.

In accordance with policy R1 all developments in the rural areas outside the development boundaries of the towns and villages will be assessed according to the extent to which it enhances the character, appearance and biodiversity of the

countryside. Appropriate development should not harm the rural character and environmental quality of the area. In accordance with policy R2 extensions to existing dwellings are considered to be acceptable development, 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.

This application reflects the pre-application advice provided. The scale and proportions of the proposed extensions are considered proportionate to the host dwelling. The extensions have been designed to appear subordinate in character and are unlikely to appear prominent when viewed in context. It is therefore considered that the proposed development accords with policies SS6c, R1 and R2.

Design

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.

Sunny View Farm is a detached single storey bungalow positioned to the east of Ellastone Road. The bungalow is of a modest size and simple form. Planning approval is sought to construct a single storey extension to the north-east (side) elevation and a further single storey extension to the north-west (rear) elevation. The extensions are proposed in order to allow an improved internal configuration of the existing accommodation and to allow for the provision of 1 no. additional bedroom. A pitched roof extension is proposed to replace an existing flat roof that currently serves a porch/utility room.

The development is considered to be of an appropriate design and scale that successfully respects the simplicity of the host bungalow. However, it is considered that horizontal shiplap board cladding to the walls would introduce a material which is not characteristic of the existing dwelling or the Staffordshire Moorlands. Good design should aim to enhance local distinctiveness and therefore it is considered that a condition should be imposed requiring materials to match the existing. . To conclude, it is not considered that the proposed development would detract from the character or appearance of the application site or wider locality.

Amenity

CS policy DC1 requires all development to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. Sufficient distance would exist between the proposed development on the only neigbouring dwelling, Ballamont Grange, to not raise undue concern in this respect.

CONCLUSION / PLANNING BALANCE

To conclude this application is considered to be of an acceptable design and scale that sufficiently respects the proportions of the host dwelling and the character of the countryside. The extensions would appear sufficiently subordinate in context and would result in significant harm the amenity of nearby residents. The applicant

engaged in pre-application discussions and responded positively to the advice given. This application is considered to adequately accord with the relevant deign, amenity and countryside policies of the SMDC Core Strategy and NPP.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 18.05.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council