DELEGATED DECISION REPORT

SMD/2017/0566	**THE BARN**	**ERECTION OF A GARAGE EXTENSION**
Valid 21/08/2017	**OAKAMOOR ROAD CHEADLE**	**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Heritage – adjacent listed building
- Scale and design
- Neighbour amenity

DESCRIPTION OF SITE

The application property is a large two storey detached house of character in traditional materials in an L shaped plan converted from a former barn which served The Grange, an adjacent un-related detached house to the immediate east which is Grade II Listed. Although close alongside Oakamoor Road, the Barn is not readily seen from the road due to the road being at a lower level with a retaining wall to the rear garden of the Barn and a strong hedgerow along the wall top.

At the easterly end of the building range of the Barn is an open-fronted single storey section serving as a double garage. Its front and rear elevation wall are in line with those of the existing building range as is the ridge line of the dual pitched roof.

Access to the property is via a circuitous driveway following a lane which loops around the south of The Grange connecting with Oakamoor Road from a point to the east of The Grange.

PROPOSAL

The proposal is to extend the single storey garage section outwards rearwards towards the main road. The current proposal is a revision of that first submitted reducing the scale of the original submission. As first proposed there was to have been a gabled section at right angles to the overall building line. This is now no longer included.

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
DC2 Historic Environment

T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s) 7 – Requiring Good Design, 9 – Protecting the Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SM 8227 – outline consent for conversion to residential granted 19th May 1980

CONSULTATIONS

Publicity
Site Notice expiry date: 21st October 2017
Neighbour consultation period ends: 6th October 2017
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Cheadle Town Council – no objection

Conservation Officer
Informally consulted – agreed initial proposal would not sit well with existing building which has a strong single axis parallel with Oakamoor road. The first proposal would have made an over-dominant break in the 'rhythm' of the building. The revised proposal would extend off the rear of the building by 1.6m but would retain the roof ridge alignment parallel to the road. Concern about the dominance of the first scheme in relation to the Listed Building (The Grange) to the east.

Ecology
The existing building is an open airy structure which could be used by nesting birds. It is judged to have negligible potential for bats die to its openness.

OFFICER COMMENTS

Principle of Development
Policy SS6c allows extension subject to R1 and R2. Policy R2 provides for extensions provided that they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and character of the rural area.

Design
The proposal is largely in keeping. It changes an open-fronted structure to a double garage as seen from the private garden area on the south elevation. A garage door sized opening would be introduced on the north elevation. This is not dissimilar to the existing situation which has a sliding door arrangement to this elevation. The

roof ridge height would be raised by c1.0m to c.5.2m whereas the current height is c.4.2m and would be offset slightly to the rear but would remain in overall east-west alignment as the rest of the house parallel to Oakamoor Road.

Amenity
No adverse implications for neighbour or street scene amenity arise due to the limited visibility of the development from Oakamoor Road and although the east gable which faces The Grange would be larger than existing bieng1m higher to apex and being broader to accommodate the rearward projection this would not be obtrusive or over-dominant for the outlook of the Grange.

Heritage
The effect on the setting of The Grange is considered. The proposal remains broadly consistent in form and scale with the existing structure and on this basis there is not considered to be any appreciable impact on the setting.

CONCLUSION / PLANNING BALANCE
With no harm to neighbour or street scene amenity, a design which is compatible in materials, scale and form with the existing building and which is not found to harm the setting of the adjacent Grade II Listed 'The Grange' the proposal is found acceptable.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 8th December 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council