DELEGATED DECISION REPORT

SMD/2017/0677 **Valid 16/10/2017**	**THE BARN** **PARK LANE** **ENDON**	**CONSTRUCTION OF A NEW TIMBER FRAMED ENTRANCE LOBBY EXTENSION TO THE WEST ELEVATION OF THE BARN.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development (Green Belt);
- Design and visual impact (barn conversions).
- Footpath

DESCRIPTION OF SITE

The application site is The Barn, Park Lane Endon, a simple stone, brick and tile, 'L' shaped, former farm building which has now been converted into domestic accommodation. Part of the dwelling sits immediately adjacent to the road, albeit at a lower level. There is off road (gravel finished) parking to the western side of the dwelling and the property also benefits from external amenity space.

For the purposes of planning policy consideration the application site is located within the open countryside which has a Green Belt designation. The building is not listed, there are no nearby listed buildings which could be affected and the site is not within a Conservation Area. The property is a former barn which has been converted into residential accommodation.

PROPOSAL

The application is for a single storey pitched roof extension to accommodate an entrance lobby and a plant room. The proposed walls would be finished with timber cladding and the roof would consist of dark metal with zinc standing seams. Narrow, horizontally emphasised windows would be positioned within each of the side walls and a vertical glazed panel to the right hand side of the door. The extension would project approximately 3.1m from the front wall of the barn, be approximately 4.1m wide and have an overall ridge height of 3.7m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles

SS1a	Presumption in Favour of Sustainable Development
DC1	Design Considerations
DC2	The Historic Environment
R2	Rural Housing

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s)
7: Requiring good design.
8: Promoting healthy communities.
9: Protecting Green Belt land.
12: Conserving and enhancing the historic environment.

Supplementary Planning Guidance

Design Principles for Development in the Staffordshire Moorlands.

- New Dwellings and Extensions to Dwellings.
- Conversions.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

88/00336/OLD	Details of double garage. Approved.
94/00352/OLD	Conversion of redundant barn to form dwelling. Withdrawn.
SM/94/1134	Conversion of barn into house. Approved.
08/01120/FUL	Domestic garage/playroom. Refused.
09/00227/FUL	Erection of detached double garage. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 12/12/17

Public Comments: None received.

Endon with Stanley Parish Council: No objections to the application.

Severn Trent Water: As the proposal has minimal impact on the public sewerage system there are no objections to the proposals and no drainage condition is required.

OFFICER COMMENTS

The application property is located within the Green Belt and is a converted former barn. In this instance the material planning considerations are those of the principle of development, design/impact upon a barn conversion and whether or not there would be any adverse impact upon the route of a footpath.

Principle of development

Within the Green Belt domestic extensions can often be supported providing that the extension or alteration does not result in disproportionate additions over and above the size of the original building (NPPF Para 89). The planning history shows that the barn was converted into living accommodation without the need for extension or significant alterations. It is therefore clear that the proposed extension would not breach the provisions of paragraph 89 in that it would not be a disproportionate addition.

Design/visual impact/footpath

Planning policies concerning design and visual impact seek to secure well designed developments which are in keeping with both the application site/building and the surrounding area.

Core Strategy policy DC1 includes the requirement for developments to be of a high quality and be designed to respect the site/surroundings. Policy DC2 requires the safeguarding/enhancement of the historic environment by resisting development which would be harmful/detrimental to the special character and historic heritage of the District and prevent the loss of buildings and features which make a positive contribution to the character or heritage of an area. Core Strategy policy R2 supports extensions to dwellings provided that they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the rural area.

Sections 7 and 12 of The National Planning Policy Framework seek to secure well designed developments which respond to local character and history and secure the retention of heritage assets.

Of particular note is the detail contained within the council's adopted Supplementary Planning Guidance (SPG) 'Conversions.' The SPG seeks to retain as much of the building's original character as possible. It informs that schemes for residential conversion should avoid a domestic appearance both inside and out. Paragraph 6 requires conversions to be 'within the shell of the existing building' and that 'extensions will be discouraged.' Where extensions are essential they should be small and unobtrusive ie a secondary elevation. Paragraph 7 is clear that porches are inappropriate for conversion buildings and paragraph 8 requires matching materials.

Although the barn is not Listed nor within a Conservation Area it does have much character in that it is a simply formed building which has been sensitively converted and contributes greatly to its surroundings and rural setting. Having a footprint of approximately 3.1m x 4.1m and ridge height of 3.7m the addition cannot be considered as small and although it does not breach NPPF para 89 restrictions it is

large enough to have a significant and adverse visual impact upon the rural and simplistic character of the barn. The proposal is clearly contrary to the adopted SPG 'Conversions' policy and would completely destroy this frontage elevation, removing the rustic/rural character of the building which the initial conversion application successfully retained. The extension is not for essential living accommodation, it is not positioned upon a secondary elevation and the proposed building materials of timber cladding and dark metal/zinc standing seam roofing are completely at odds with those used in the construction of the existing building. Unlike some other parts of the country timber cladding is not a material which is found on traditional agricultural buildings in the Moorlands. The Council's new Design Guide states "New materials need to respect the building and its setting. ……there is no tradition of external timber boarding in Staffordshire Moorlands." Furthermore the horizontally aligned windows do not fit/compliment the style of existing window openings and are just another feature at odds with the existing barn. For these reasons it is considered that the application is unacceptable in terms of design and visual impact upon the building.

Traditional agricultural buildings in the Staffordshire Moorlands are characterised by their simple rectilinear forms, either as a single rectangle or in an L shape, as is the case here.. The addition of a single storey gabled outshut on one side of the one of the rectangles forming the L shape fails to respect the traditional shape, form and footprint of the building.

Overall the proposal will result in an the loss of and would be out of keeping with the simple, vernacular character of this former agricultural building and would result in an overly domestic feature which would fail to respect the character and appearance of the existing building and the surrounding area as a whole.

The application site sits at a lower level to the road and its frontage is not visually prominent from it. However, a public footpath runs along the north western boundary linking Park Lane with a footpath network to the south west. The development would not have any physical impact upon the right of way but to users of this footpath the extension would be visible and extremely prominent. It would be one of the main features which would be seen upon entering the site and its detrimental impact would be evident to whoever passed through the site.

CONCLUSION / PLANNING BALANCE

Whilst the application does not propose a development which is contrary to NPPF paragraph 89 the scheme is unacceptable in terms of the resultant impact upon an already sensitively converted barn building. The extension does not propose facilities which are essential to the residential occupation of the dwelling and would have a damaging impact upon the simple form and appearance of it. The size of the extension is significant and together with the proposed materials and window designs would have a harmful visual impact upon the rural building which would be visible from the public domain, namely the public footpath running along the north western side of the site.

OFFICER RECOMMENDATION : Refuse

Case Officer: Lisa Jackson
Recommendation Date: 5/3/18

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council