

## DELEGATED DECISION REPORT

---

**SMD/2018/0264**  
**Valid 04/05/2018**

**BELMONT FARM BELMONT**  
**ROAD**  
**IPSTONES**

**RECONSTRUCTION OF**  
**OUTBUILDING AND OTHER**  
**INTERNAL ALTERATIONS**

**(FULL - HOUSEHOLDER)**

---

### MAIN ISSUES

- Principal of development;
- Conversion;
- Design and Visual impact
- Impact upon the Listed Building;
- Neighbour amenity;
- Parking provision;
- Footpath.

### DESCRIPTION OF SITE

The application site is Belmont Farm, Belmont Road, Ipstones. The property consists of a 'U' shaped arrangement of buildings surrounding an external courtyard of cobble/setts (original) and overlaid concrete. Although the building reads as a single residence it is in fact split into two dwellings, Belmont Farm Cottage being located in the north-western corner of the building. The application dwelling is located within the southern side of the western wing, its farm buildings being located to the north and east.

The site is accessed via an unmade farm track which is shared with the occupants of Belmont Farm Cottage. The access track links directly to Belmont Road which is lower in level compared to the application site and in part runs alongside a fishing pool. To the west of the application site there are far reaching open countryside views. Part of the site can be seen from Belmont Road to the north, but not the outbuilding to be developed as this is tucked to the rear of the western facing wing.

For the purposes of planning policy consideration it is noted that Belmont Farmhouse and its attached buildings are Grade II Listed. The site is located within open countryside but it does not have a Green Belt designation. Footpath Number 19 (Ipstones Parish) runs along the western boundary of the application site in a roughly north-south direction.

### PROPOSAL

This is a Full (Householder) application for the reconstruction of an outbuilding and internal alterations. This application is accompanied by a Listed Building Consent application (SMD/2018/0265). The application is accompanied by a Design/Access

and Heritage Statement which confirms that the scheme involves the following works;

- Replace a breezeblock out-house structure with a stone-built and tiled utility;
- Insert a doorway to replace a former window connecting the farmhouse with this new utility;
- Insert a new gritstone fireplace surround to the ground floor drawing room and repair the hearth to the kitchen fireplace;
- Insert a new internal partition at first floor level to create a corridor;
- Repair floors using Limecrete and relay red and blue clay tiles;
- Repair the staircase in-situ and replace rotten joinery.

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

### **Core Strategy Development Plan Document (Adopted 2014)**

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6c	Other Rural Areas Area Strategy
SD1	Sustainable Use of Resources
DC1	Design Considerations
DC2	The Historic Environment
DC3	Landscape and Settlement Setting
R1	Rural Diversification
R2	Rural Housing
T1	Development and Sustainable Transport

### **Supplementary Planning Guidance**

Design Principles for Development in the Staffordshire Moorlands

1. New Dwellings and Extensions to Dwellings
2. Conversions
3. Repairs and Alterations to Historic Buildings

### **Supplementary Planning Document**

1. Staffordshire Moorlands Design Guide

### **National Planning Policy Framework**

Paragraph(s) 1 to 17

Section(s)

- 1: Building a strong, competitive economy.
- 4: Promoting sustainable transport.

- 7: Requiring good design.  
12: Conserving and enhancing the historic environment.

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

10/00076/LBC	Internal and external alterations. Approved.
10/00607/FUL	Construction of garage/store. Approved.
13/00973/REM_1	Extension of time limit for implementation of planning approval 10/00607/FUL. Construction of garage. Approved.
SMD/2018/0265	Listed Building Consent for reconstruction of outbuilding and other internal alterations. Pending a decision.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 09/07/2018.  
Press Advert expires 13/06/2018 (Cheadle and Tean Times).

**Public Comments:** None received.

**Ipstones Parish Council:** Support the application.

**Public Rights of Way (SCC):** Public Footpath No. 19 Ipstones Parish runs to the western boundary of the site. From the application documents it does not appear that the footpath will be directly affected by the development. The County Council has not received any application under Section 53 of the Wildlife and Countryside Act 1981 to add or modify the Definitive Map of Public Rights of Way, which affects the land in question. It should be noted, however, that this does not preclude the possibility of the existence of a right of way at common law, or by virtue of a presumed dedication under Section 31 of the Highways Act 1980. It may, therefore, be necessary to make further local enquiries and seek legal advice in respect of any physically evident route affecting the land, or the apparent exercise of a right of way by members of the public. It is important that users of the path are still able to exercise their public rights safely and that the path is reinstated if any damage to the surface occurs as a result of the proposed development or use of the site if the application is approved. The surface of the footpath must be kept in a state of repair such that the public right to use it can be exercised safely and at all times. Heavy vehicular use can cause the way to become unsuitable for use and in some instances dangerous

**Conservation (SMD):** No objections subject to conditions.

**Peak and Northern Footpaths Society:** No representations received.

**Severn Trent Water:** The proposal has minimal impact on the public sewerage system therefore no objections to the proposals and no drainage condition is required.

**Rambler's Association:** No representations received.

## **OFFICER COMMENTS**

The application site is located within open countryside (not Green Belt) and consists of a U shaped complex of Grade II Listed buildings. The main part of the proposal is the replacement of the attached outbuilding to extend the ground floor domestic accommodation of Belmont Farm. Core Strategy policies SS6c, R1 and R2 are relevant when considering the acceptability of the 'principle' of this development. These policies allow for conversions, extensions and replacement of rural buildings whilst considering matters including countryside impact, design and any Listing status. The majority of the outbuilding will be demolished, the only part remaining being the southern facing stone wall, therefore for the purposes of policy consideration the scheme is not for a conversion it is for an extension to the dwelling.

The existing building has a footprint (measured externally) of approximately 2.8m x 4.9m with pitched roof. The proposal would see the external footprint being enlarged to approximately 3.2m x 4.9m, also with pitched roof. The small footprint increase and single storey height of the proposal ensures that the extension would read as a truly subordinate addition to the dwelling. It would be set to the rear of the house within the courtyard therefore not impacting upon the frontage of the dwelling or having any significant impact upon the surrounding open countryside. Users of the public footpath may be able to see the southern facing wall of the extension however this matter raises no concerns.

The use of coursed pink gritstone with lime-mortared joints, Staffordshire Blue tiles, cast-iron gutters/drainpipes, timber door, the re-use of two steel framed windows and the addition of two Conservation style rooflights is acceptable. The materials and general design proposals are considered to be appropriate for this location and compliment those of the existing building. The small scale of the extension and its location at the rear of the property ensures that there is no significant visual impact upon the surrounding open countryside. The replacement of the existing structure is welcomed; it currently adds no visual interest to the rear of the house and does not compliment it.

Internal alterations include repairs to the kitchen fireplace surround, repairs to the Parlour hearth, re-laying of floor tiles, re-plastering walls with lime plaster and the creation of a corridor through an existing first floor bedroom by the insertion of a stud partition wall.

The Council's Conservation officer has been involved in pre-application discussions with the owners and their conservation specialist and has previously visited the site. The Conservation officer comments that the application is 'comprehensive and proposes repairs based on best conservation practice and alterations which respect

the historic interest of the Listed Building.’ It is considered that all of the proposed works are acceptable in terms of their resultant impact upon the listed building. The works to retain, enhance and improve historic features are welcomed.

There are no neighbour amenity objections, the scheme is for a small extension which would contain non-principal windows, and it would not result in any overbearing relationship upon the Belmont Farm Cottage dwelling.

The proposal will have no implications upon parking and turning facilities within the site. The route of the public footpath will not be interrupted.

## **CONCLUSION / PLANNING BALANCE**

There are no ‘in principle’ objections to the proposed extension or internal alterations. The application proposes repairs and alterations based on best conservation practice. The extension is modest in size and clearly has a subordinate relationship with the existing dwelling. The proposed building materials are acceptable, fitting in well with the style of the existing dwelling and will not have any adverse visual impact upon the surrounding open countryside. It is recommended that the application is approved subject to conditions.

**OFFICER RECOMMENDATION :** Conditional approval

**Case Officer:** Lisa Jackson

**Recommendation Date:** 13<sup>th</sup> July 2018.

X *B.J. Haywood*

---

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**