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Planning and Heritage Statement

Extension to Cross Farm Cottage, Hollington

November 2019

Project	Cross Farm Cottage, Main Road, Hollington, ST10 4HH
Client	Jody and Ian Pringuer
Reference	418
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1 Introduction

1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.

1.2 The author of this statement, Teodora Golemdzhiyska graduated from University of Liverpool with a 1st Class Masters in Town and Regional Planning. She is a Licentiate Member of the Royal Town Planning Institute and is currently working as a Graduate Planner in the private sector.

2 Site and Planning History

2.1 The application site is a stone and tile former agricultural building which lies within the curtilage of Cross Farm. Cross Farm comprises the main dwellinghouse, currently occupied by the applicant's parents, a manege and stable yard and an agricultural building. Surrounding fields are within the ownership of the applicant and form part of the wider 5 acre site.

2.2 Cross Farm is set back from the highway and is enclosed by mature trees and hedgerow on all sides. The site is accessed using a private driveway off Hollington Road.

2.3 The applicants, Mr and Mrs Pringuer currently reside in the building which was previously converted to form a holiday cottage in 1998 under application SMD/1997/0368.

2.4 The building has since been occupied as a residential dwelling for a period in excess of 4 years with no break in the use and therefore in planning terms the residential use of

the building is now lawful.

2.5 Mr and Mrs Pringuer are qualified equine osteopaths and keeps a number of horses on the farm for personal use. Consequently, they have invested significantly in the erection of stables, outdoor arena and horse walker which was granted in June 2017 (LPA ref: SMD/2017/0188) and is now complete and in use.

2.6 The application site, wider setting and surroundings are shown on the following aerial photograph.

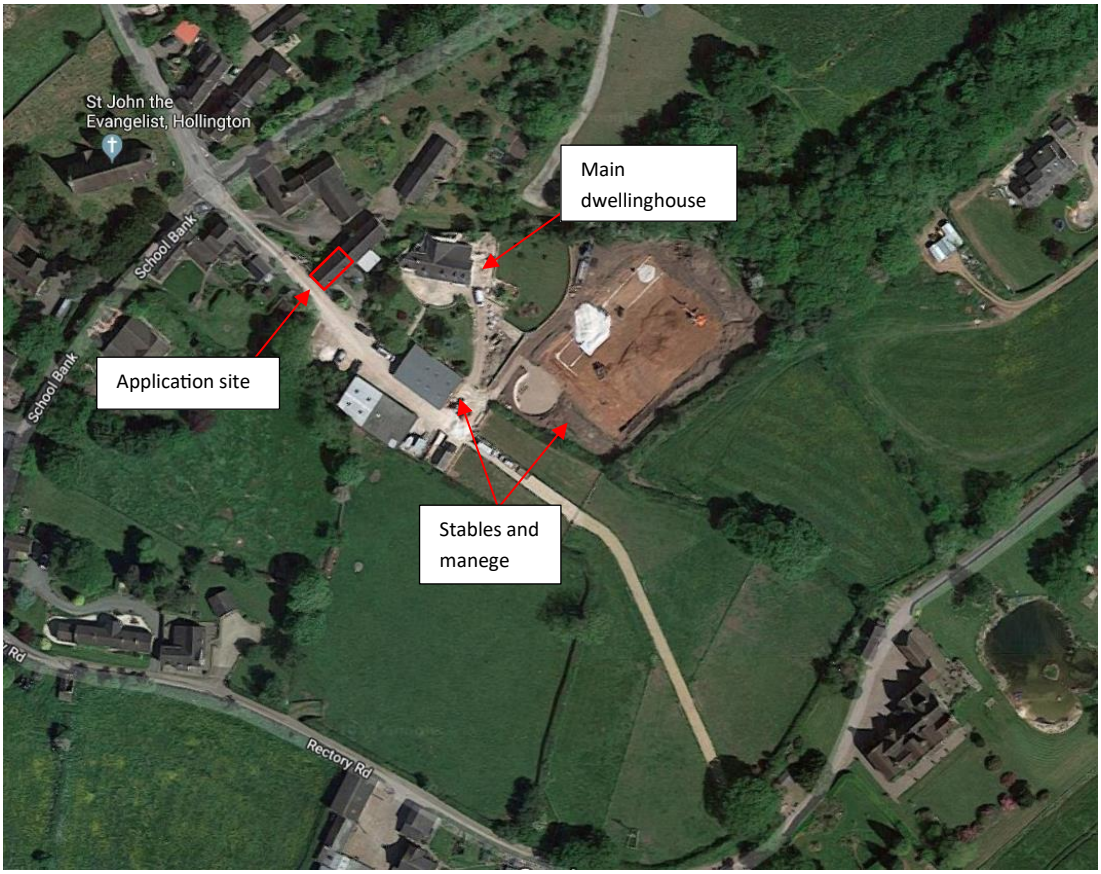

Figure 1 – Site and surroundings

3 The Proposed Development

3.1 The applicant, Mrs Pringuer and her husband have been living in the converted agricultural building close to her parents home at Cross Farm for quite some time. Over this time significant investment has been made into the erection of equine related buildings and spaces for Mrs Pringuer's personal use and the keeping of her horses.

3.2 The applicant is therefore eager to remain living on the site close to her parents home and the equine buildings. The applicant is hoping to start a family, however the current size of the property is restrictive and does not make for a successful family home.

3.3 Permission is therefore sought to enlarge the property by erecting a one and a half storey, linear shape extension which will project from the south elevation. Extending the property allows the provision of an additional bedroom to accommodate the future growth of the family, alongside the reconfiguration of the upper floor to make the floorspace more practical.

3.4 The scheme will provide an additional 86sqm of floorspace spread over two storeys. The dimensions of the proposal measure 8.5m in length and 5m in width. The ridge of the extension will measure 5.5m in height.

4 Planning Policy Context

4.1 Paragraph 11 advises that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date Local Plan; and also in circumstances where the development plan is absent, silent or relevant

policies are out-of-date unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

4.2 Chapter 12 of the Framework relates to design. Paragraph 127 advises that decision makers should aim to ensure that developments respond to local character and history, reflect the identity of local surroundings and materials, and are visually attractive as a result of good architecture and appropriate landscaping. Paragraph 131 encourages design which raises the quality of the built environment and its setting.

Staffordshire Moorlands Core Strategy (2014)

4.3 The Staffordshire Moorlands Core Strategy is up-to-date and sets out policies relevant to this application.

4.4 Policy DC1 focuses on design considerations and bolsters the importance of high quality design through its scale, density, layout and siting which incorporates materials appropriate to the character of the area whilst ensuring there is no harm to residential amenity.

Staffordshire Moorlands Design Guide SPD

4.5 The Council's Design Guide sets out considerations specific to alterations, extensions and conversions and is therefore of relevance.

4.6 The Design Guide states all extensions should harmonious with the host building in terms of size and massing. The Guide is acceptant of more contemporary approach to extensions which help to retain the historic integrity of the host building.

5 Planning considerations

5.1 The proposal seeks the sensitive extension of the residential dwelling to accommodate additional floorspace to make for a successful family dwelling.

5.2 In accordance with the Core Strategy and the Design Guide SPD the proposed extension relates well to the host building in that it retains the traditional form, and the ridge is set lower than that of the host building to ensure it appears subservient.

5.3 The works to the building are proposed to be undertaken in a manner which is entirely sympathetic to it's character. Materials and other elements have been carefully chosen to be consistent with the character of the building and the wider context which is dominated by a mixture of light coloured stone, render and tile.

5.4 The high proportion of glazing on the south elevation lends the proposed extension a contemporary appearance, which the Council's Design Guide SPD advocates as an appropriate approach to extending a traditional building.

5.5 The alterations made to the building in the course of its conversion to a holiday cottage and the introduction of residential use have lent it a domestic rather than agricultural character and appearance.

5.6 The extension is designed to complement and enhance the setting of the traditional building, but being new-build can incorporate the features that improve the living accommodation, offering a light and spacious kitchen/ family room which benefits from attractive views across the site and the surrounding countryside.

5.7 The well contained location of the site is pertinent to the appropriateness of the proposal. Only the rear (north) elevation of the building can be seen from public vantage points along Hollington Road, and the building cannot be readily viewed in the streetscene and this will continue to be the case with the inclusion of the extension.

5.8 The proposed extension would not therefore affect the character or appearance of its rural surroundings.

5.9 It should be noted a rear extension could be completed by permitted development. It is well established in planning case law that permitted development rights is a material consideration in the planning balance.

5.10 In this case a two storey extension, extending beyond the rear wall by 3m could be achieved, or a single storey element which extends 6m. The proposed scheme albeit slightly larger in length would have a similar visual impact to that which could be achieved by exercising permitted development rights.

5.11 The total floorspace created as a result of the proposal is commensurate to that of a standard 3 bedroom house as set out in the modern housing standards set out in the Technical Housing Standards (2015) document. If the extension was reduced the bedroom in the upper floor would be less usable meaning the property would only benefit from two good-sized bedrooms which is not much of an improvement on the current situation.

Other Considerations

5.12 By virtue of height and positioning the proposed extension will not result the loss of privacy, overbearing and overlooking to residential properties.

5.13 The small increase in floor space will not result in a material increase in vehicle movements to and from the site.

5.14 Sufficient parking and turning space commensurate with the requirements of the dwelling remain within its curtilage. The proposals would not therefore prejudice the safe or efficient use of the highway network.

5.15 The application site is located within Flood Zone 1 and is therefore not as risk from fluvial flooding.

5.16 There are no protected trees or evidence of protected wildlife species on the site.

6 Heritage Considerations

6.1 The Staffordshire Historic Record (HER) has been consulted which shows the application site adjacent to Yard Farm House which sits northeast of the site. The property sits adjacent to a farmyard which comprises the listed Yard Farm House and the associated traditional outbuildings which sit within its curtilage.

6.2 There are no other heritage assets within close proximity which may be impacted by the proposal.

Policy Context

6.3 The National Planning Policy Framework sets out the Government's policies in relation to development and the following section is most relevant to this proposal:

Section 16 – Conserving and enhancing the historic environment

The following paragraphs should be considered with regard to this proposal:

Paragraph 185 advises that in the determination of planning applications local planning authorities should take account of:

a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
c) The desirability of new development making a positive contribution to local character and distinctiveness; and
d) Opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 189 of the NPPF requires that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 193 advises that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

Paragraph 196 advises that a proposal will lead to less than substantial harm to the significance of a designated heritage asset; this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

6.4 The Core Strategy encourages the preservation of local distinctiveness by means of good design and the conservation, protection and enhancement of historic, environmental and cultural assets. Policy DC2 sets out three principles which proposals should consider.

Policy DC2 – The Historic Environment

"*The Council will safeguard and, where possible, enhance the historic environment, areas of historic landscape character and interests of acknowledged importance, including in particular scheduled ancient monuments, significant buildings (both statutory listed and on a local register), the settings of designated assets, conservation areas, registered historic parks and gardens, registered battlefields and archaeological remains by:*

1. *Resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance.*

2. *Promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those*

interests of acknowledged importance through the use of conservation area appraisals, design statements, archaeological assessments, characterisation studies and Masterplanning.

3. *Preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate reuse and sensitive development, including enabling development, unless their retention is not viable or there would be substantial planning benefits to outweigh the loss".*

Statement of Significance

6.5 Yard Farm House is a 17th century, two storey farmhouse constructed from Hollington sandstone, tile roof (see appendix for full listing description). There is evidence of 20th century alterations, mainly the insertion of new/altered openings, however these are in keeping with the character and the property thus remains well preserved and is a good example of the vernacular built form of the area.

6.6 The Staffordshire HER notes that the layout of the farmstead survives largely unaltered since the 17th century, however it provides little additional information on the special features or historic interest of the buildings within the curtilage.

6.7 On this basis it is reasonable to assume that the significance of the farmhouse and the associated buildings lies chiefly in the aesthetic and evidential interest of the site related to the preserved layout of the farm which helps show the former functional relationship between the buildings and is a true representation of a traditional north Staffordshire farmstead.

6.8 The distinctive north Staffordshire character depicted in the tight knit built form and vernacular architectural style and materials of the surrounding properties located on

the junction where School Bank/Hollington Road meet, and that of the village in general positively contribute to the significance of the asset.

6.9 The setting therefore contributes strongly to the assets significance as it allows the asset to be appreciated amongst well-preserved surroundings in which are akin to its environment at the time of construction.

Assessment of Impact

6.10 The proposed extension respects the character of the host building in terms of its size, scale and form. The applicant is prepared to invest heavily in the property in order to preserve the traditional character, as shown by the sympathetic scheme which takes design ques from the distinctive surrounding built form and palette of materials.

6.11 A degree of domestic character has already been introduced to the application site and the surrounding context, and a large number of the neighbouring buildings which would have once served as agricultural building are now in residential use.

6.12 The provision of domestic features such as extensions are therefore read as part of the local vernacular and the inclusion of such a feature will not appear alien.

6.13 In terms of impacts of the proposal on the setting of the nearby heritage assets, the set back and the well contained environment of the application site means it does not feature within the streetscene and therefore does not contribute to the character of the cluster of properties on the junction, and as such is not considered to feature in the setting.

6.14 The proposed works are confined to the least sensitive elevation which is entirely screened from any potential public vantage points, and the application site bears no functional or visual relationship with the neighbouring listed farm.

6.15 The nature of these factors are such that the development could be achieved on the site in a manner which preserves the setting and does not impact on the significance of the heritage assets and is thus in accordance with the requirements of relevant national and local policy and guidance.

7 Conclusions

7.1 It is proposed to erect a two storey extension from the south elevation which would add an additional bedroom and living space. The proposal would help better balance the needs of the occupants and their growing family and allows the applicant to remain living close to her equine facilities at Cross Farm.

7.2 The proposed extension is sensitive to the character and appearance of the existing building. Furthermore, it would not be readily visible from public vantage points which is pertinent to the application.

7.3 The statement concludes there will be no impacts on the significance of the neighbouring listed buildings, or its setting.

7.4 The proposals is therefore in broad compliance with both the National Framework and the Staffordshire Moorlands Core Strategy and it is therefore respectfully requested that the application be approved.

Appendix

- *"SK 03 NE CHECKLEY C.P. HOLLINGTON 10/127 YARD FARM HOUSE 3.1.67 GV II.*

  Farmhouse. C17 with C20 alterations. Coursed dressed and squared Hollington sandstone; tiled roof; large ridge stack to rear. Two-storey front with single C20 window to first floor over 3 windows to ground floor; labelled four-light chamfered mullioned type to right; entrance under first floor window but formerly immediately to right (now a window) with Tudor-arch heavy lintel. Left-hand gable has a range of two large, labelled, four-light chamfered and mullioned windows. Forms part of a close group dispersed around a hamlet crossroads".