DELEGATED DECISION REPORT

SMD/2019/0405 **Valid 11/07/2019**	**COTTON BANK FARM** **COTTON BANK** **COTTON**	**PROPOSED FRONT EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

The impact on the character and appearance of the rural area.

DESCRIPTION OF SITE

The site lies in the open countryside to the west of the small village/hamlet of Cotton and comprises a remote and isolated cottage at the end of a 2 mile dead-end country lane or farm track connected to Blakeley Lane to the north-west and Cotton Lane to the north-east. The site is surrounded by open land including woodland to the west to the other side of the track. The land slopes downwards towards the east where there is a valley (Cotton Brook) running between the farm track and Cotton Lane.

PROPOSAL

This is full householder planning application for a two-storey front extension to replace an existing single-storey front extension and on a similar footprint.

The original plans also showed a single-storey rear extension but this was removed from the scheme as it could be built under permitted development not requiring planning permission. This is because it would be added to an original rear wall and met the size thresholds. The rear elevation was found, via previous planning applications and enquiries to be the elevation facing east, despite the presence of a porch. The original front elevation is the west elevation facing the farm track/access road. The current “front door” is on the side of the front projection (to be removed) on this elevation.

Further amendments were made to lower the eaves height slightly below the main roof eaves to make the extension appear more subservient to the main house. The main front entrance would remain to the side of the new extension with pitched roof canopy feature over.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Development Plant Core Strategy Document (2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development

SS6c Other Rural Areas Strategy
DC1 Design Considerations
R2 Rural Housing

NPPF (Revised Feb 2019)

Sections 12 (Design).

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

Emerging Policies

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public is ongoing in order to determine whether the Local Plan is sound and legally compliant. Hearing sessions were conducted in October 2018 and the Inspector issued his initial post-hearing advice in January 2019 which set out some actions for the Council and a range of modifications that would be necessary to make the plan sound. The full schedule of modifications has been subject to recent public consultation with further hearing dates scheduled for early February 2019. Upon adoption, the Local Plan will supersede the adopted Core Strategy and become part of the statutory development plan for the District.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question. The Officer Comments section of this report identifies the level of outstanding objections to each policy and recommends the amount of weight to be given to them at this stage in the process
- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

Emerging Policies

The following policies are considered to be relevant to this application:

SS10 Other Rural Areas Strategy
DC1 Design Considerations

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2014/0504: Replacement of rear conservatory with rear orangery. Permitted development. Not built.

CONSULTATIONS

Publicity

Site Notice expiry date: 29.08.19
Neighbour consultation period ends: 29.08.19
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Severn Trent Water

No objection.

OFFICER COMMENTS

The principle of extending a dwelling in the countryside is not unacceptable providing the rural character and appearance of the area is not harmed. The scale of the extension is small in relation to the overall size of the original building. The extension would be well screened due to it facing the upward slope and the woodland immediately the other side of the access track. It would not be easily visible from the Cotton Lane across the valley to the east as it would be on the opposite side of the house. It would only be prominent from the end of the access track in this remote isolated location.

The extension would harmonise with the traditional stone farmhouse appearance of the dwelling, in terms of its form, scale, matching materials and overall design including fenestration design. It would be set slightly back from the side wall of the cottage and the eaves dropped slightly below the main roof eaves which would succeed in making the extension appear subservient to the main house and not dominate it. It would amount to an improvement on the design of the current single-storey front extension which would be replaced. The front door is currently to the side of the front projection and the new front door to the side of the extension would

not look out of place with the current front elevation of the house or harm the character and appearance of the dwelling.

Due to the isolated location, the proposal would not harm residential amenity or highway safety or lead to any other environmental harms.

CONCLUSION

The proposed front extension as shown on amended plans would not harm the character and appearance of this part of the countryside or lead to any other planning-related harms. It would comply with both the Core Strategy policies and the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 27.11.19

X

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council