DELEGATED DECISION REPORT

SMD/2019/0511 **Valid 19/08/2019**	**LOWER MOOR END FARM** **STONEY LANE** **CAULDON**	**TWO STOREY SIDE AND REAR EXTENSION TO DETACHED FARM HOUSE.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Landscape and public amenity
- Heritage

DESCRIPTION OF SITE

Detached two storey stone and clay tile farm house in lone rural field setting. Render added to front. Rear elevation dips to single storey height with cat slide roof slope. Field meets rear wall although now loosely fenced off. Single storey side extension similar in length to original house to easterly end.

The property is set back some 50m along a farm lane from the road. Nearest neighbour is Upper Moor End Farm 160m to the west. A public footpath giving views of the property lies across the fields some 150m away to the NW and there are clear views of the rear from the public footpath at Upper Moor End (photo 6466).

The farm house appears on the Staffordshire Historic Environment Record recording it as, “An isolated, linear-plan farmstead with attached farmhouse, which appears to have been established by at least the early 19th century and which survives relatively unaltered” (Historic Farmsteads and Landscape Character in Staffordshire survey 2008).

PROPOSAL

Twin gabled rear two storey extension. Two storey side extension to westerly end. Materials – stone to rear, render to front; clay roof tiles to match existing.

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 The Historic Environment

DC3 Landscape and Settlement Setting
R1 Rural Diversification
R2 Rural Housing
NE1 Biodiversity
T1 Development and Sustainable Transport

Local Plan Submission Version (February 2018)
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
H1 New Housing Development
NE Biodiversity and Geological Resources
T1 Development and Sustainable Transport

Local Plan process
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 was agreed by the Council and the subject of public consultation between 18th September 2019 and 31st October 2019. The schedule consisted of modifications that the Inspector deemed necessary to make the Local Plan sound. Following the consultation, the Inspector concluded that further hearing sessions were needed to consider proposals for: safeguarded land at Gillow Heath in Biddulph; housing land supply; Local Green Spaces in Cheddleton (Ox Pasture); Biddulph (Dorset Drive and implications for the emerging neighbourhood plan); and Blythe Bridge. The further hearing sessions were held on 4th and 5th February 2020. The Inspector outlined a timetable for next steps at the close of the hearings and his conclusions are expected imminently.

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 considered below:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the main modifications have been subject to consultation

- The extent to which there are unresolved objections to relevant policies this varies depending on the policy in question – the Inspector wishes to explore outstanding objections on a limited number of issues at the February hearing sessions further before drawing conclusions.
- The degree of consistency of the relevant policies in the emerging plan to this Framework – policies have been modified to address soundness issues identified by the Inspector to date. It is the Council's view that the policies (as modified) are consistent with national policy. The Inspector has yet to draw final conclusions, particularly on the matters subject to further hearing sessions.

Given the above, the majority of policies (as modified) can be given substantial weight. However, policies that are subject to the February hearing sessions can only be given moderate weight as they are subject to outstanding objections and scrutiny.

National Planning Policy Framework July 2018
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
84/12723/OLDDC – extension to form lounge with two bedrooms over – approved – not implemented – the single storey extension to the east more-or-less equates in plan area.

CONSULTATIONS

Publicity
Site Notice expiry date: 16th October 2019
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments
None

Town / Parish Comments
None received

Severn Trent
Minimal impact on the public sewer network therefore no objection and no requirement for a drainage condition.

OFFICER COMMENTS

Principle of Development
In its general approach, in accordance with policies SS1 and SS1a, the Council expects the development and use of land to contribute positively to the social,

economic and environmental improvement of the Staffordshire Moorlands. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that planning applications that accord with the policies in the Core Strategy shall be approved without delay, unless material considerations indicate otherwise.

Policy SS6c for the rural areas supports only development which meets an essential local need and supports rural diversification and sustainability of the rural areas (or supports sustainable tourism or enhances the countryside). The policy goes on to provide for extensions to an existing rural building subject to the proposal being in accordance with R1 and R2 .

Core Strategy policy R1 expects a balanced consideration of the extent to which a proposal protects and benefits rural qualities and supports rural economic and community needs stating that, "appropriate development should not harm the rural character and environmental quality of the area".

R2 allows "extensions to existing dwellings provided 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

As first submitted this scheme, which entails significant extensions, was found to be over-modern and suburban for a loan rural farm house and strikingly out of keeping; they would also have appeared out of scale – all in direct conflict with the policy and the Council's adopted design guidance.

The LPA sought significant revisions which have largely been incorporated. There remains some reservation about certain of the window forms but it has to be recognised that an earlier single storey extension to the NE end has pre-existing non-traditional windows front and rear. On the front to the new two storey element (SW end) the current application proposes windows which are in keeping with those on the original house and fully acceptable. The reservations relate to the windows on the rear extensions but these are seen in the context of the pre-existing more modern windows to the single storey rear. The windows now proposed are also significantly changed from the very full glazing first proposed and the revisions are considered sufficient to achieve an acceptable scheme design.

Amenity

With no near neighbours there are no privacy / amenity conflicts to consider. The property has an extensive front garden area of c.200m2 which would be unaffected by the proposals and thus well in excess of the 65m2 minimum garden amenity space is retained.

Heritage

As noted in the description, the farmstead has been surveyed under the Staffordshire Rural Farmstead heritage assessment. It is noted as surviving "relatively unaltered". NPPF para. 197 lays down the terms for considering non-designated heritage assets. The effect of a proposal on a non designated heritage asset "should be taken into account and a balanced judgement will be required "having regard to the scale of any harm or loss and the significance of the heritage asset".

The rear extensions proposed will disrupt the linear plan and will supplant the existing rear building form. The building heritage character can be seen to be already compromised with the introduction of modern proportioned windows in upvc and by the easterly single storey extension. The modified design in the amended plans succeeds in keeping the extensions in-keeping with the building's current state and thereby on balance the scheme is found acceptable.

Other Matters

It will be noted that the field rear (NW) of the application building is recorded as a Site of Biological Interest. No doubt this will have been on the basis of known floristic diversity having been identified. It was however evident to the LPA at the site visit that the land immediately rear of the dwelling and location of the rear extension comprised lush grass growth indicating soil fertility not conducive to species diversity. This is unsurprising in close proximity to the farmstead buildings where livestock tend to congregate. It is judged the development proposed will not result in loss of biodiversity in this marginal position. This is no reflection on the remainder of the field.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above the scheme in its amended details is found acceptable and recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 26th February 2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council