Rob Duncan
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Mr. B. Haywood
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

23rd March 2020

Dear Ben

ERECTION OF SINGLE STOREY SIDE EXTENSION – ANNEX AT HEATH HOUSE FARM, CHEDDLETON

On behalf of my client Mr. A. Carr I would be grateful if you would find enclosed a planning application for the erection of a single storey side extension to the existing annex at the above site.

Planning permission and Listed Building Consent to convert the existing building into an annex were approved under applications SMD/2014/0291 and SMD/2014/0316. The approved accommodation comprised a lounge, kitchen, utility, w.c. and hallway at ground floor, with three bedrooms and bathroom at first floor. The applicant wishes to erect a single storey side extension to the western elevation of the building to create a separate dining room. The extension is to be constructed from coursed natural stone, with a lean-to Staffordshire Blue clay tiled roof above to match the existing building.

The application site is located within the Green Belt wherein policies SS6C and R2 of the Staffordshire Moorlands Core Strategy allow for the erection of extensions to existing dwellings, provided that they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. Policy SS6c also confirms that strict control will continue to be exercised over development in the Green Belt, allowing only for exceptions as set out in national policy. Paragraph 145 of the National Planning Policy Framework identifies those exceptions, and these include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original dwelling.

A review of historic Ordnance Survey mapping of the site shows that the existing building and the main farmhouse to which it is attached are largely unaltered and un-extended from that which

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existed in 1937. The extension will occupy a very modest floor area of approximately 15 square metres compared to the original building, and will be subordinate to it by virtue of it being set back from both its front and rear elevations, and sitting below the eaves line of the existing roof. The proposed extension is therefore considered to constitute a proportionate addition to the original dwellinghouse and consequently amounts to an appropriate form of development within the Green Belt. The submitted proposal is therefore in accordance with the provisions of policies SS6c and R2 of the Staffordshire Moorlands Core Strategy, and paragraph 145 of the National Planning Policy Framework.

The proposal is noted to involve alterations to a Grade II Listed Building, and the implications of the development on the significance of this heritage asset are discussed in greater detail within the accompanying Heritage, Design & Access Statement prepared by Mel Morris Conservation. Having regard to the content of that document it is concluded that the proposal represents an appropriate and sensitive design that does not give rise to material harm to the character and significance of the existing building. Furthermore, owing to the position of the existing annex at a lower level, behind a high boundary wall, and set within a cluster of existing buildings, the proposed development will not give rise to any material adverse harm to the character and appearance of the surrounding area. It is therefore concluded that the proposal is in accordance with the provisions of policies DC1 and DC2 of the Staffordshire Moorlands Core Strategy, and the relevant provisions of the National Planning Policy Framework.

I trust this proposal will be of interest but should you have any queries or concerns with the proposal then I would welcome the opportunity to discuss them with you prior to the determination of the application.

Yours sincerely



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