DELEGATED DECISION REPORT

SMD/2020/0404 **Valid 27/07/2020**	**BEECH VILLA FARM** **BUXTON ROAD** **BLACKSHAW MOOR** **LEEK**	**ERECTION OF SINGLE-STOREY SIDE EXTENSION AS PART OF WORKS TO PROVIDE ANNCILLARY LIVING ACCOMMODATION IN THE FORM OF A GRANNY FLAT** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

The impact on the character and appearance of the area
The impact on residential amenity

DESCRIPTION OF SITE

The site lies short distance to the south of the centre of Blackshaw Moor, a small village without a development boundary and hence the site is deemed as being within the "open countryside" in the Local Plan. It comprises a detached two-storey traditional brick-and-tile dwelling on the west side of the A53 and which faces it. There appear to be agricultural and equestrian uses in the rest of the property. A dwelling lies to the north and there are other sporadic dwellings off Thorncliffe Lane to the east side of A53 but the immediate area retains an open and rural character and open land lies immediately to the south and west of the site.

PROPOSAL

This is full householder planning application for a single-storey side extension to house an ancillary annex to the main house. Amended plans were received to show the side extension reduced in size (in terms of both width and depth) and set back from the main front wall of the dwelling. The roof of the extension has also been reduced in size. One of the front windows has been widened to match the other front window. A proposed connecting roof over the current front bays of the house has been removed and replaced with separate smaller individual roofs for the each of the existing bays.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted September 2020)

SS9 Small Villages Strategy
SS10 Other Rural Areas Strategy

DC1 Design Considerations

National Planning Policy Framework (Feb 2019)

Section 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 17.9.20
Neighbour consultation period ends: 17.9.20
Press Advert: N/A

Public Comments

None.

Parish Council

No objection.

Local Highways Authority

No objection.

Severn Trent Water

No objection subject to drainage condition.

COMMENTS

There were concerns with the original scheme as although this relates to a single-storey side extension, the footprint and overall size and height was considered to be disproportionate to the overall form of the original existing dwelling. Firstly, the roof was larger and higher on the single-storey extension than the two-storey part of the house and therefore failed to respect the dominance of the main host building. The ridge would have been even higher than the main eaves of the house.

The amended scheme shows an appropriate reduction in the height of the roof and the its hipped form respects the form of the main roof. Although the extension is wide, almost as wide as the main house (although reduced in width by 0.5 metres) the extension has also been set back behind the main front wall of the house and therefore overall, the extension achieves subservience with the main dwelling. The fenestration change also further respects the main primary elevation of the house

resulting in a window of similar width and design to front windows and reducing the large expanse of visible brick wall.

The extension (and dwelling) would be well screened from the road by a high mature road-side hedge. Limited views of the side of the house can be seen through the access. The extension would be visible further to the south from the road but would not be harmfully prominent.

The annex would be integral to the main house and could easily be used as an enlargement of floorspace for the house and would not easily lend itself to later use as a separate unit of accommodation due to its siting and layout but a condition can be added to ensure it would remain ancillary to the main house and not be used as a separate dwelling at some stage in the future.

The residential amenities of the area would not be affected due to the extension being a sufficient distance from other dwellings to not cause any problems.

There is ample parking space on existing hard-standing areas.

CONCLUSION / PLANNING BALANCE

The amended scheme would not be out of keeping with the open and rural character of the area and would not harm the visual amenities of the area and would respect the scale, design and form of the main house. It would also not harm residential amenity. With the safeguard of conditions, the amended proposal would comply with the Local Plan and the government planning guidance contained in the NPPF.

OFFICER RECOMMENDATION : APPROVAL

Case Officer: Chris Johnston
Recommendation Date: 29.9.20

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council