DELEGATED DECISION REPORT

SMD/2020/0434 **Valid 10/08/2020**	**HOCKADILLA FARM** **FARMSIDE LANE** **BIDDULPH MOOR**	**PART DOUBLE/SINGLE STOREY REAR AND SIDE EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

Whether or not the proposal amounts to inappropriate development in the Green Belt
The impact on the character and appearance of the area
The impact on residential amenity

DESCRIPTION OF SITE

The site lies on the eastern edge of the village just outside the development boundary which is to the west of the site and to the north where rows of houses exist on both sides of Farmside Lane. It comprises a L-shaped 3-bed detached two-storey stone traditional farmhouse and adjacent untidy modern farm storage buildings. The farmhouse and buildings are a close distance to the south of the road which also provides the site access. There is a vacant plot with timber storage building immediately to the west side which is not in the same ownership as the site. Open fields lie to the east and south some of which are within the site boundary. The site is in the Green Belt.

PROPOSAL

This is a full householder planning application for a side and rear part two-storey part single-storey extension to the farmhouse to modernise the current accommodation and provide a larger first-floor bathroom and larger ground floor kitchen.

The scheme is shown on amended plans and differs from the original plans submitted with the application which showed a different second storey roof arrangement.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 – Other Rural Areas Strategy
DC1 – Design Considerations

NPPF (Revised February 2019)

Sections 12 (Design) and 13 (Green Belts).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 2.10.20
Neighbour consultation period ends: 2.10.20
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No adverse comments.

Severn Trent Water

No objection

OFFICER COMMENTS

Policy SS10, the strategy for the countryside, requires strict control over inappropriate development in the Green Belt. The NPPF defines inappropriate development, considering it harmful to the Green Belt but also lists in paras 145 and 146 the forms of development which are, exceptionally, not deemed to be inappropriate. This includes the enlargement of buildings providing this does not result in a disproportionate increase in the size of the original building.

The farmhouse does not have any evident previous significant extensions other than dormer structures including at the rear to provide space for an internal staircase. Although the 2 storey rear extension may not be original an examination of the building footprint on the historic mapping shows it to be unaltered since the second world war. The proposed two-storey extension is mostly above an existing single-storey projection to the house. More floorspace would be provided in the proposed single-storey extension which would project further to the side of the main side wall but would be less than half the width of the original house. The proposed eaves would be level with the existing window lintels and the roof ridge of the side projection would be lower than the height of the main original roof. I do not consider that either the total scale of the enlargements or the form of the extensions would result in the enlargements being disproportionate to the original dwelling. I therefore consider it would not amount to inappropriate development in the Green Belt and therefore is not harmful to its openness.

In terms of the particular design, the single-storey level extension is acceptable and harmonises with the form of the house. It is not untypical for farmhouses to have

single-storey side projections. The gable-sided roof forms and degree of roof pitch for both extensions are in keeping with the original farmhouse and the extensions would be finished with matching stone and tile materials. The original plans were not deemed to be acceptable because of the proposed treatment of the roof valley between existing and proposed gable-sided roofs. This showed an awkward crown/flat roof type arrangement which did not harmonise with the dwelling. However, a side-facing diagonal roof slope has been added to the valley to obscure a previous wall in the valley and also hides the flat roof needed to accommodate the staircase and enlarged bathroom. When viewed from the side elevation the proposed side-facing roof slope would appear to lead up towards one of the original roof ridges with no flat roof evident. This elevation faces towards the south-east where there are no roads or public footpaths in any case. It would not easily be visible from the road to the north. The proposed extension also removes the over-large and awkward rear dormer structure. A new rear dormer would be added to the new rear-facing roof slope of the new gable side roof and is a similar style and shape to existing dormers on the house. The rear elevation where the extensions are most visible faces the road, with the front/primary elevation, unusually, facing the opposite direction to the lane. The resultant rear elevation would appear acceptable in terms of its form and how it relates to the rest of the house, although would also be largely screened by the farm outbuildings when viewed from the road. The primary elevation would be unaffected by the works.

With regard to the fenestration, the more visible rear elevation would have new windows which would harmonise in size, style and shape with the existing windows of the house, including the dormer windows. The proposed front and side elevations show large amounts of glazing albeit much of this is traditional French windows with surrounding glazing and several glazing bars to lend a more traditional orangery appearance which does not detract harmfully with the traditional house. The triangular glazed sections above the side-facing French windows in the single-storey side extension are a more modern feature contrasting more with the house but this elevation is very well screened from the public-realm facing the open fields to the south east rather than the built-up part of the village. Overall, the fenestration design does not significantly harm the overall traditional character and appearance of the house.

With regard to residential amenity, the extensions would be to the opposite side of the house to the nearby built-up part of the village to the north and west and their distance from the nearest neighbouring houses ensures that no harm would result to the levels of light provision and privacy enjoyed at those nearest residential properties.

CONCLUSION / PLANNING BALANCE

The amended proposal would not harm the openness of the Green Belt and would also not harm the visual or residential amenities of the area. The proposal therefore complies with the Council's adopted Local Plan and the government planning guidance contained within the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 17.11.20

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council