DELEGATED DECISION REPORT

SMD/2020/0599 **Valid 27/10/2020**	**PARK MILL FARM SHAY LANE FOXT**	**PROPOSED SINGLE STOREY REAR EXTENSION TO FORM KITCHEN.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development.
- Design and visual impact.
- Neighbour amenity.
- Highways.
- Drainage.
- Coal development area.

DESCRIPTION OF SITE

The application site consists of a detached, two-storey, stone and tile dwelling with gardens, parking facilities and a range of agricultural outbuildings. Land levels vary within the site, the general character being that the land drops to the south and west. However, the area where the proposed extension would be located is generally flat and in line with the existing house.

For the purposes of planning policy consideration, the application site is located within the open countryside but is not within the Green Belt. The site does not form part of any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered. The site is within a High Risk coal development area.

PROPOSAL

The application is for a single-storey, rear extension which, together with internal alterations, would provide the occupants with a kitchen/dining area. The extension would follow the form of an existing extension and would have a parapet roof, sunken, centrally positioned roof lantern and would be constructed using matching stonework. Three vertically emphasised windows would be located within the northern facing wall, with a set of French doors facing towards the west.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

2: Achieving sustainable development
6: Building a strong, competitive economy
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2015/0415 Demolition of 2 external storerooms and erection of a single storey rear extension. Letter issued confirming that the works were Permitted Development.

Other applications relating to agricultural development which are not relevant to this scheme.

CONSULTATIONS

Site Notice expiry date: 24/12/2020.

Public Comments: No comments received during the consultation period.

Ipstones Parish Council: Recommend approval.

Severn Trent Water: No objections.

OFFICER COMMENTS

Principle of development
The application site is located within the open countryside, but does not have a Green Belt designation. The application therefore triggers consideration of policy SS10 (Other Rural Areas Strategy) of the Local Plan along with the adopted design SPG and SPD documents. Relevant to this application is the part of policy SS10 which states that there can be support for 'extensions or additional domestic outbuildings to existing dwellings provided 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. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.' There are no objections in principle to a domestic extension within this open countryside location, subject to compliance with SS10 and other applicable policies. Other material planning matters to consider include design and visual impact, neighbour amenity, highways/parking, drainage and the fact that the site is within a high-risk coal development area.

Design and visual impact

The application essentially proposes an enlargement of an existing extension which is constructed in stone, has a parapet roof and glazed lantern. The existing extension was erected using the Permitted Development allowances and the works have been completed. This application would see the partial infilling of a recessed area within the existing broadly 'L' shaped footprint. The proposed building area is currently used as an external amenity area which is bounded by a wall and fence. The loss of this area is not problematic as there is a generously sized garden area to the south of the house.

The proposed extension does not raise any great concerns in respect of design or wider visual impact. The dwelling sits within a relatively isolated location, as such the extension will not have any great visual impact beyond the application site itself. The design features of the proposed extension (including parapet, stone work, window types, glazed lantern), replicate existing features whilst the single-storey height and the fact that the external walls are recessed from those of the existing house, ensure a secondary appearance. It is noted that the top of the parapet wall is higher than the eaves of the ground floor gable 'out-rigger,' (currently kitchen area), however it is recognised that this arrangement is necessary due to the low eaves height of the kitchen building (the kitchen roof coping stones project above the roof slope and eaves line). Continuing with the existing parapet roof arrangement seems to be the better option, ie continuing the existing extension design/arrangement, rather than an extension which takes a hybrid appearance of low-level parapet roof, which would look odd. Indeed the character of the gable outrigger is not compromised due to the retention of the strong, roof, coping stone arrangement and there being no interruption of the gable end wall (extension set back within the recess).

It is noted that Permitted Development allowances are still in-tact at this property, therefore an extension could be achieved without consent or via the 'larger homes notification' procedure where design could not be taken into account. This scheme proposes an enlargement which replicates and existing extension.

On balance it is considered that the proposed extension is acceptable, it is clearly subordinate in size and will be seen in the context of the existing house. A condition is recommended to secure materials details.

Neighbour amenity

The closest neighbouring dwelling is Shay Cottage to the north. Due to the separation distances involved, there will be no overlooking/overbearing problems.

Highways

There is ample parking space within the site. The application does not propose any alterations to the access or current parking arrangements. The area earmarked for the proposed extension does not currently provide parking space.

Drainage

Severn Trent Water have assessed the application and have no objections to it, commenting that 'as the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.'

Coal development area

The application site is located within an area that has been identified as a High Risk Coal Development Area; therefore there are coal mining features and hazards which need to be considered both within and surrounding the application site. A Coal Mining Risk Assessment would not be required for this application as the Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

CONCLUSION / PLANNING BALANCE

It is concluded that there are no in principle objections to this application and that all other material planning considerations (as outlined above), have been satisfied.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson
Recommendation Date: 25/02/2021.

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council