DELEGATED DECISION REPORT

SMD/2020/0643 **Valid 18/11/2020**	**MOORSIDE FARM** **CLAMGOOSE LANE** **KINGSLEY**	**MINOR CHANGES TO FENESTRATION, RE SITING UTILITY 225 MM TOWARDS SOUTH ELEVATION AND SITING ROOM/BEDROOM 788 MM TOWARDS NORTH ELEVATION IN RELATION TO CONDITION 2 OF SMD/2020/0237** **(FULL - MINOR)**

MAIN ISSUES

- Whether the proposed changes to the elevations are acceptable

DESCRIPTION OF SITE

Moorside Farm was built as two separate cottages, the earliest and smallest dating from ca. 1750, the second dating from ca. 1853. By 1967/68 the properties were described on the 1:2500 Ordnance Survey map as 'Moorside Farm', although they were not joined together internally and may have comprised the main farmhouse and an agricultural workers dwelling. The smaller cottage was originally built in brick and was later rendered in lined-out stucco when the adjoining house was built, in an attempt to unify the two buildings. The larger house was built in common red brick with stone wedge lintels and stone cills, and originally finished in cement-stucco, which is finished flush with the lintels. At the same time, the stucco to the earlier refurbished cottage was shaped and lined-out to create the illusion of wedge lintels, whereas the windows were originally brick segmental arches.

The cottages are seen in the wider landscape from the public footpath (Kingsley Parish 21), which provides views on approach from both the north and south, and Clamgoose Lane, which provides views from the west and south. The cottages can be seen and identified by their traditional roof scape with brick chimney stacks sitting above and between traditional hedgerow, orchard trees and woodland edge. From the south the traditionally balanced and proportioned 'double fronted' principle elevation is apparent from some distance (central doorway and four matching windows of vertical orientation, lintels and cills). The gardens and field boundaries have been altered but essentially the cottages appear within a traditional farmland landscape, irregular field patterns lined with mature trees, hedges and woodland clumps.

There is a long vehicular access leading from Clamgoose Lane to the application property. The dwelling which is proposed to be replaced is currently vacant, it sits within a large site. Surrounding the dwelling are a number of outbuildings. To the west there is a modern portalframed agricultural building. land levels from the entrance to the site are generally level,
further to the north behind the dwelling the land drops and comprises of fields/open countryside.

For the purposes of planning policy consideration the application site is located within the Green Belt and is identified as being within a Coal Development High risk Area. The site is not within a Conservation Area and does not contain any Listed Buildings or protected trees. Footpath number 21 (Kingsley Parish) is located to the south, south-east, east. The footpath links with Clamgoose Lane by running alongside the vehicular access to the property.

PROPOSAL

Planning permission was granted for a replacement dwelling on the site under ref SMD/2020/0237. This application seeks to vary the approved plans conditions in order to make minor changes to the fenestration including:

- re siting utility 225 mm towards south elevation
- siting room/bedroom 788 mm towards north elevation
- small side window in east elevation
- change a door to a window in the east elevation
- north elevation – omit a window and change a window to a door
- west elevation – change a window to a door
- south elevation – 2 windows repositioned and front door widened.

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
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0237 – REPLACEMENT DWELLING - APPROVED

CONSULTATIONS

Publicity

Site Notice: expired
Neighbour consultation period: expired

Public Comments - None

Town / Parish Comments - approve

Conservation Officer – no comments

OFFICER COMMENTS

Principle of Development

The principle of a replacement dwelling has been established by the previous consent. This application does not represent an opportunity to revisit that principle. The size, overall bulk and massing of the revised design are identical to the previous one. Therefore the main issues are whether the proposed changes to fenestration and the position of the outriggers are acceptable.

Design

The proposed changes will have very little impact on the overall appearance of the dwelling. The design of the amended fenestration is in keep with that of the remainder of the building as approved and no design concerns are raised.

Amenity

The proposal is in an isolated location and therefore the changes to fenestration will have no impact on neighbours.

Other matters

The following matters were fully considered as part of the previous application for a replacement dwelling:

- Environmental Health (including contamination/flooding/noise);
- Coal mining risk;
- Highways/parking;
- Drainage;
- Public Right of Way;
- Ecology/biodiversity.

The proposed changes to fenestration and the position of the outriggers will have no impact on these material considerations.

CONCLUSION / PLANNING BALANCE

For the reasons set out above, the proposed changes are considered to be acceptable and will have minimal impact. Therefore the application accords with the relevant local plan policies and is recommended for approval.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Lisa Jackson
Recommendation Date: 6th July 2021

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council