

DELEGATED DECISION REPORT

SMD/2021/0228
Valid 14/06/2021

VALLEY VIEW
3 TOWER HILL BARN
AKESMORE LANE
BIDDULPH

**INSTALLATION OF THREE
CONSERVATION STYLE ROOF
LIGHTS INTO EXISTING ROOF
TO ENHANCE NATURAL
LIGHT OF THE FIRST FLOOR.
INSTALLATION OF AN
EXTERNAL FLUE TO THE
REAR ELEVATION TO ALLOW
FOR THE INSTALLATION OF A
WOOD BURNING STOVE.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the character, appearance and historic integrity of the barn conversion and the area.

DESCRIPTION OF SITE

A grouping of converted brick farm buildings in the Green Belt that provide a courtyard arrangement of four dwellings in a horse shoe layout. The applicant's dwelling and that of its adjoining neighbour essentially appear as a pair of semi detached barn cottages. Their rear elevations face outward in a north eastern direction across a parking area toward open countryside beyond.

PROPOSAL

On the rear elevation the applicant wishes to install two small conservation type rooflights in a roof plain that is otherwise blank. At a mid-point on the width of the rear elevation it is proposed to install a black flue pipe to a log burner.



To the front elevation one rooflight would be installed adjacent to an existing rooflight to make a matching two.

These alterations would otherwise be permitted by the GPDO if those rights were not removed by condition attached to the original barn conversion permission.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area
DC1 Design Considerations
DC2 Heritage Assets
T1 Development and Sustainable Transport

National Planning Policy Framework

NPPF July 2021

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2014/0376 Conversion of existing barns to 4 dwellings. Approve.

SMD/2015/0181 Variation of plans condition to approve amendment. Approve.

CONSULTATIONS

Publicity

Site Notice expiry date: 23/07/2021

Neighbour consultation period ends: 23/07/2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No Objection, generally concerned about the environmental impact of wood burning stoves.

Environmental Health

No Objection subject to condition and compliance with the highlighted regulations

As the development is not in a smoke control area then rules restricting the types of fuel and/or appliance are not relevant though it is noted the applicant has selected an approved appliance for smoke control areas. The introduction of a wood burning stove such as this can cause complaints from neighbours especially when unsuitable fuel is used and the appliance not operated as per manufacturer instruction. All wood should be seasoned and dried in order to reduce fume and smoke emissions which can cause complaint.

The granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

OFFICER COMMENTS

Impact on the Green Belt

These works amount to the alteration of a building that would not create any size increase. In these respects it is provided for by one of the exceptions on the closed list at para. 149 of the NPPF, the development therefore, would not be inappropriate or harmful to the Green Belt.

Other Rural Area Strategy

The other rural area strategy SS10 generally provides support for householder development that meets the needs of an applicant. Specifically, housing needs shall be met, inter alia, allowing alteration and extension of appropriate scale and design. In this case the proposed alterations to the dwelling would be otherwise permitted by the GPDO, however, those rights were removed by condition attached to the planning permission for the barn conversion.

Design and impact on the character and appearance of the building and its historic integrity

The rear elevation of the dwelling, facing north east, is on the left hand side of the pair when viewed from the rear. The applicant's rear elevation is very simple with little by way of openings or detail, this in comparison to the rear elevation of its neighbour which is much more decorative with a large segmented arch window. The rear elevation faces out from the shared courtyard across a parking area and toward the open countryside beyond, there is some limited exposure therefore to Akesmore Lane. On the rear an external flue pipe to a log burner would exit at ground floor and rise up against the two storey elevation to a height above the eaves. The pipe would have functional appearance, without decoration or styling, and in these regards it lends itself to the integrity and character of the farm outbuilding or barn, without causing undue suburban domestic styling or decoration.



On the rear there would be one small conservation style rooflight on an otherwise blank roof plain, sensitively installed, it would not adversely affect the balance

character and appearance of the converted farm building. A matching second rooflight on the front elevation would be sensitively installed.

The development would not result in an overly windowed or altered barn conversion and it would retain its character appearance and historic integrity as a functional farm building. There would be no conflict with development plan policies listed above.

CONCLUSION / PLANNING BALANCE

The development would be acceptable householder alterations to meet the need of the applicant. It would not be significantly harmful to the overall functional character and appearance of the converted farm building. As such there would be no harm to the character, appearance, and historic integrity of the area. There would be no conflict with the policies of the development plan listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 07/08/2021

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council