

DELEGATED DECISION REPORT

SMD/2021/0398
Valid 17/06/2021

TEAN LEYS FARM TEAN
LEYS
LOWER TEAN

**DEMOLITION OF EXISTING
SINGLE STOREY EXTENSION,
MODIFICATIONS TO THE
FIRST FLOOR ROOF,
LOWERING OF CHIMNEY AND
ALTERNATIVE WINDOWS TO
SIDE ELEVATION. ALSO
INTERNAL CHANGES TO
DOOR POSITIONS ON
GROUND FLOOR.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site sits on an established working farm within the open countryside south west of Tean Village, some 300 north of the A50 dual carriageway. The domestic curtilage comprises of a large manor house with its enclosed garden amenity bordered by mature hedging. The property itself is made of red brick, blue/black plain clay tiles and Georgian fenestrations and, dates back to the 1900s. It is unclear from historic records what has been added over the years, however following the case officer's site visit, there are several apex two storey extensions to the side and rear of the property together with a single storey side extension which has different brickwork to the main dwelling and a detached double garage that is connected to the dwelling via a carport.

Accessed is taken via a long private drive off the A50.

PROPOSAL

Planning permission is sought for the alteration of the two storey extension to the side of the property together with a replacement of a single storey side extension and changes to the fenestration. The alteration to the two storey extension includes the reduction of the chimney and increase in the roof pitch to create a larger apex to the side of the property.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy
SS9 – Larger Villages Areas Strategy
DC1 – Design Considerations
T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/1998/0676	TELECOMMUNICATIONS TOWER & ASSOCIATED COMPOUND TURNING AREA & EQUIPMENT CABINETS	1/11/1998 Refused
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CONSULTATIONS

Publicity

Site Notice expiry date: 26/07/21
Neighbour consultation period ends: 16/07/21
Press Advert: N/A

Public Comments

Neighbour comments	None received
Parish Comments	None received
Severn Trent waters	No objection subject to informatives

OFFICER COMMENTS

Principle of Development

The dwellinghouse is located within the village of Lower Tean; a 'smaller village' as identified by Local Plan policies SS2 and SS9. Extensions to dwellinghouses in villages are considered acceptable in principle as they accord with both local and national planning policy.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The main changes will be the two storey side extension which includes an increase in the roof pitch; this will be noticeable from the front elevation when seen from the private road. No alteration has been proposed to the footprint of the two storey side

extension. The increased roof will remain subservient to the main roof and have minimal change to the overall appearance of a dwelling which is made up of disjointed apex additions. The reduction to the chimney will lose the symmetry with the two chimneys that sits higher than the pitch of the main roof however on balance, this alteration is considered negligible to the design of the dwelling.

In terms of the orangery, this will be considerably larger to the side extension it will replace and introduce large glazing that will differ from the character of the dwelling. Nevertheless, this element of the proposal can be done under permitted development as it will be less than half the full width of the existing dwelling that has been built prior to 1948 according to historic maps.

In terms of the fenestrations and materials used, they will match the existing which will be in keeping the existing dwelling.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Impact to neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Given the remoteness of the dwelling, it is considered that there will be no harm to the neighbours as the nearest neighbour known as Hillcrest Farm is located 250m east of the dwelling.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off road parking (driveway and double garage). No additional bedrooms will be added. It is demonstrated from the plans and on site that the current parking arrangements can accommodate parking for more than 3 vehicles within the curtilage of the property and therefore meets with Staffordshire Moorlands Parking Standards. As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve subject to conditions

Case Officer: Lisa Li

Recommendation Date: 9/08/21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council