

Miss. H. Hollins
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

2nd September 2021

Dear Hannah

ERECTION OF SINGLE STOREY ORANGERY EXTENSION – LIGHTWOOD FARM, CHEADLE

On behalf of my client Miss. J. Kelsall, I would be grateful if you would find enclosed a householder planning application proposing the erection of a single storey orangerie extension to the above property.

The existing farmhouse constitutes a two-storey property, with a broadly L-shaped form. It adopts a gabled design that is typical of its age with chimneys to its gable ends. The property has been previously extended by way of a subservient two-storey side extension permitted under application SMD/2014/0835.

The application site is located within the rural area, wherein policies SS10 of the Staffordshire Moorlands Local Plan allow for extensions to existing dwellings provided they are appropriate in scale and design and to not have a detrimental impact on the existing dwelling and the character of the rural area. The policy goes on to state that the Council will assess schemes having regard to the original dwelling in cases where cumulative change has occurred. Policy DC1 of the Local Plan furthermore requires that new development is of a high quality and adds value to the local area, and that it is designed to respect the site and its surroundings through its scale, height, density, layout, siting, landscaping and character and appearance.

In formulating this proposal, consideration has been given to the Local Authority's Design Guide SPD which states that:

"All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and

massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help"

The proposed orangery extension fulfils these requirements. It adopts a single storey form which is wholly subservient to the original dwelling and its previous two-storey side extension, is set back from the building line of the original property and has a ridge line that sits comfortably below the eaves line of the dwelling. The extension is also to be constructed from a complementary palette of materials so as to assimilate the extension with the existing dwelling.

On approach to the site along the Ashbourne Road from the west, the existing dwelling will largely screen the development until alongside, with the extension reading as a wholly subservient addition to the dwelling, and seen in the context of the nearby detached double garage. On approach along the Ashbourne Road from the east the extension will be seen against the backdrop of the main two storey form of the existing dwellinghouse, and will not appear incongruous within its surroundings.

The proposed development is therefore appropriate in scale and design and will have a detrimental impact on the existing dwelling or the character of the rural area. The proposal therefore meets the requirements of policies SS10 and DC1 of the Staffordshire Moorlands Local Plan, and guidance contained within the National Planning Policy Framework and Design Guide SPD.

I trust this application will be of interest, and should you have any queries or concerns with the submitted proposal then please do not hesitate to contact me.

Yours sincerely



Rob Duncan
Planning Consultant