

DELEGATED DECISION REPORT

SMD/2021/0164
Valid 19/05/2021

MOSS HOUSE FARM LEEK
ROAD
ENDON

PROPOSED EXTENSION TO
REAR.

(FULL - HOUSEHOLDER)

MAIN ISSUES

Whether or not the proposal amounts to inappropriate development in the Green Belt
The impact on the character and appearance of a Conservation Area.

DESCRIPTION OF SITE

The site is on the southern edge of Endon village but outside of the development boundary and in the Green Belt. It comprises a residential plot with detached two-storey sandstone cottage but also adjacent agricultural buildings within the confines of the property. It is reached via track off Leek Road to the west. The track continues past other residential properties and then crosses a former railway. The plot is just to the other side of this at the end of the track on the right (south) and is marked by gates. The cottage faces the Cauldon Canal which runs along the east boundary with the rail track marking the western boundary. The canal is within a Conservation Area but the site is excluded from this. To the north lies other agricultural buildings at the end of the entrance track. The two farm buildings (one modern metal sheeted, the other a more ramshackle nissan hut) within the property itself lie to the south of the house. Fields lie to the south of this. The site is in Flood Zone 2.

PROPOSAL

This is a full householder planning application for a small first-floor rear extension over an existing single-storey part of the cottage. This would have a gable facing the rear. Also included is a flat-roofed single-storey rear extension replacing an existing modern single-storey conservatory-type addition. This would not project any further to the rear than the existing addition. Both extensions would have a matching stone finish.

The original plans submitted with the application also included the raising of the roof and eaves to allow a fourth bedroom to be placed at first-floor level. This aspect of the scheme was removed from the application as it was deemed to be harmful to the character and appearance of the cottage and therefore the Conservation Area.

A further amended plan was received which sets back the side wall of the single-storey rear extension by 100mm from the main side wall of the cottage.

A Design and Access Statement, Heritage Statement and Flood Risk Assessment were also submitted with the application.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 Other Rural Areas Strategy
DC1 – Design Considerations
DC2 – The Historic Environment

NPPF (Revised July 2021)

Sections 12 (Design), 13 (Green Belts) and 16 (Historic Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0165: Certificate of lawfulness for a proposed outbuilding. Concurrent application which is still pending.

CONSULTATIONS

Publicity

Site Notice expiry date: 16.7.21
Neighbour consultation period ends: 16.7.21
Press Advert: 8.6.21

Public Comments

None.

Town / Parish Comments

No objections.

Local Highways Authority

No objection

Environmental Health

No objection subject to standard conditions.

Conservation Officer

Objection to the original plans. No objection to the amended plans but recommends the rear extension be “pinched in” slightly and requests further details of the roof treatment.

Severn Trent Water

No objection subject to a standard condition.

OFFICER COMMENTS

The site is in the Green Belt and Policy SS10 requires strict control over inappropriate development in the Green Belt. The NPPF in Section 13 lists the forms of development which are not inappropriate in the Green Belt and which are therefore, by definition, not harmful to its openness. The enlargement of buildings is listed, providing that the enlargement would not be disproportionate in relation to the original building. In this case, there have been small single-storey additions including the wraparound lean-to on the side and rear elevations and the current conservatory structure to be replaced. The new proposal replaces the conservatory with an extension of slightly larger footprint and adds a small enlargement to a first-floor bedroom. The proposal would lead to 68.4 sq.m of additional floorspace (including the existing side/rear extensions) to the original floorspace of the dwelling, which is 175.7 sq.m. This would lead to a 38.9% increase in the original floorspace. I do not consider this would amount to a disproportionate floorspace increase. The extensions themselves would also appear subservient in relation to the scale and form of the original house. They would not exceed the highest part of the house and would not lead to more than a 50% increase in the width or depth of the house. The total enlargements in terms of their dimensions and overall scale would not amount a disproportionate enlargement of the original house. The amended proposal would therefore not be deemed to be inappropriate development in the Green Belt and would therefore not harm the openness of the Green Belt.

With regard to visual amenity, the new extensions would be entirely to the rear of the house, on the opposite side of where the Conservation Area is located. They would be well screened from the canal and would not be visible from the nearest footpaths or roads to the west. The scale and gable form of the first-floor extension, with lower roof ridge, harmonises with the traditional cottage character of the house and the fenestration would also be in keeping. The single-storey extension would have a flat roof which would normally be resisted on traditional pitched roof houses in accordance with the Council's Design Guide. However, the current conservatory to be replaced, including its low-pitched roof, is not in keeping with the house. The replacement, which uses more matching stone materials and less expanses of glazing, is in fact more in keeping with the house than the current conservatory and as a lower structure without a roof, actually appears more subservient to the two-storey pitched roof form of the house than the current conservatory.

The original plans, involving the raising in height of the house including the eaves would have materially altered the form of the dwelling and would have harmed its character and appearance and that of the Conservation Area which the altered house would have been very visible from. However, this part of the scheme has been removed from the application.

The residential amenities of the area would not be harmed as there is a considerable distance between the rear extensions (on the west elevation) and the dwellings to the west and ample tree/vegetation screening in between.

CONCLUSION / PLANNING BALANCE

The amended proposal would not amount to inappropriate development in the Green Belt and would not harm the character and appearance of the Conservation Area or the amenities of the area in general. The proposal would therefore comply with the Council's Local Plan and the government planning guidance in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 15.9.21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council