

DELEGATED DECISION REPORT

SMD/2021/0557
Valid 23/08/2021

OLDFIELD FARM BASFORD
GREEN ROAD
BASFORD
LEEK

DEMOLITION OF EXISTING
SINGLE STOREY UTILITY
ROOM AND REPLACEMENT
WITH TWO STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the character and appearance of the area

DESCRIPTION OF SITE

The original cottage dates from the 19th Century (footprint on historic maps). It is outside any settlement boundary or identified village in an 'Other Rural Area' where Local Plan Strategy SS10 applies; the Landscape Character Type - Ancient Slope and Valley Farmlands (policy DC3). Cheddleton Footpaths 29 and 30 come close and skirt the south and west of the property, but the dwelling is well screened from any public vantage or wider landscape impact by tall dense mature trees and hedgerow.

The T-shaped footprint of the 'original dwelling' can be identified using historic maps. That puts the front elevation of the original dwelling as being the left portion of the south facing elevation.



PROPOSAL



To construct a narrowly proportioned two storey gable side extension at the rear of the dwelling. The addition would extend from the side of an existing two storey outrigger that is original to the dwelling and extend across and along the rear elevation of latter additions that have been built to the side of the original cottage. The development would add a 5th bedroom and provide a replacement first floor bathroom.

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
- DC3 Landscape Character
- T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1978/06147 Extension to form larger living room.
01/01065/FUL Change of use from barn to holiday accommodation and construction of manege.

CONSULTATIONS

Publicity

Site Notice expiry date: 24.09.2021
Neighbour consultation period ends: 24.09.2021
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Cheddleton Parish Council: No Objection

OFFICER COMMENTS

Principle of Development

The site is within an 'other rural area' where strategy SS10 applies. SS10 says that extensions to existing dwellings can be allowed *provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred;*

Impact on the character and appearance of the Rural Area

The Local Plan policies that supplement the strategy relevant to design and landscape character are DC1 and DC3, generally DC1 requires good design to be in line with the Design Guide, which guides additions to be designed so that they respect the dominance of the original building and be subordinate to it in terms of size and massing (*"The smaller the parent building, the fewer the options for extension. A two storey rear extension to a small cottage is unlikely to be acceptable, even on the rear.....Irrespective of size, however, all buildings can reach a threshold point beyond which further extension is just not possible without destroying their character"*). Under the terms of policy DC3 the Council will protect local landscape by resisting development which would lead to prominent intrusion into the countryside or have a significant adverse impact on the character or setting of a settlement.

The latter additions already made to the front and side of the dwelling are not necessarily complimentary to the dwelling's original form and character, built some years ago, but within the arrangement of mass and shape the origins of the 19th C property can still be identified. This follows through to the rear and side elevations (northeast and southeast facing) where the original rear gabled projection that forms the stem to the Tshape is apparent.

The dwelling has already been quite considerably extended and while existing additions have, just about, left that original T-shape form and footprint intact and identifiable – the proposal to create an additional gable projection would distort and 'square out' that original footprint and almost completely conceal the east/south east facing original elevation of the original rear projection. In these regards there does appear to be some conflict with the design guide in that the scale and design of the proposed addition would change the form and appearance of the original dwelling through the progression of cumulative change that has and would occur. However, any harm here would be limited by virtue of the addition being designed with quality traditional detailing and proportions and being located to the rear of the property where

it would have no impact on the appearance of the original dwelling's front elevation. The addition would, moreover, adjoin against and conceal a rather crude, albeit slim, two storey latter flat roof addition.

In respect of Local Plan policy DC3, the proposed addition would against the existing form of the dwelling (as extended) be discretely positioned at the rear where it would be enclosed and completely screened by the belt of trees. From the rear it would sandwich and conceal the narrow two storey flat roof addition that runs mainly across the rear of the latterly added 'side wing' of the property. The development would not have wider impacts on the character and appearance of the landscape in respect of Policy DC3. The development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character or setting of a settlement.



There are no neighbouring properties in close proximity which would be unduly harmed by the extension.

CONCLUSION / PLANNING BALANCE

Whilst the proposed addition would distort the shape and character of the original dwellings form and footprint through further accumulative change, there would be limited harm to the overall character and appearance of the existing dwelling, particularly the original front elevation, and no harm to local landscape through countryside intrusion or the character of a settlement or its setting. On balance the proposal is acceptable with very limited or no conflict with the development plan.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 15/10/2021

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council