

DELEGATED DECISION REPORT

SMD/2021/0588
Valid 13/09/2021

LIGHTWOOD FARM
ASHBOURNE ROAD
CHEADLE

ERECTION OF SINGLE
STOREY ORANGERY

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the character and appearance of the host dwelling and that of the area.

DESCRIPTION OF SITE

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.

PROPOSAL

The erection of a single storey orangery extension to the side/rear of the above property. The addition would have a full pitch roof with a gable end. It would have a plain tiled roof with four large conservation style roof lights, two each side.

There would be a dwarf stone wall, to match existing, to the gable end and the north, road side, facing elevation. Above the dwarf wall there would be tall timber glazing bars, and along the south wall there would be full height bi fold timber doors.

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
H1 Housing provision
T1 Development and Sustainable Transport

SMDC Design Guide

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2014/0835 Two storey side and first floor rear extension. Approved.

SMD/2015/0485 Certificate of lawfulness for construction of detached dwelling.
Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 11th Nov 2021

Neighbour consultation period ends: 11th Nov 2021

Press Advert: N/A

Public Comments

The nearest neighbour to the property has offered comments of support and another has confirmed they have no objection.

Town / Parish Comments

Cheadle Town 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 proposed orangery adopts a single storey form which is wholly subservient to what is identifiable as the original dwelling and what is now the existing dwelling that includes the previous two-storey side extension. The orangery would be 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 materials to match the extension with the existing dwelling, but its largely timber framed, 'orangery style' would make it distinct as a subservient, more functional element against the main form of the dwelling.

On approach to the site along the Ashbourne Road from the west, the existing dwelling will largely screen the development until alongside, where the highway embankment and the boundary wall would largely conceal and enclose the proposal, and in any event, the extension would read wholly as a subservient addition to the dwelling, and be 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.

In respect of Local Plan policy DC3, the proposed addition would be positioned against the existing form of the dwelling (as extended) be discretely positioned at the rear where it would be enclosed and screened by the embankment and wall. 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.

CONCLUSION / PLANNING BALANCE

Whilst the proposed addition would increase the overall footprint and size of the dwelling through further accumulative change, it would not distort the shape and character of the original dwellings form. 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: 11/11/2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council