

DELEGATED DECISION REPORT

SMD/2021/0227
Valid 29/03/2021

ENDON BANK FARM
CHURCH LANE
ENDON

**PROPOSED SINGLE STOREY
REAR EXTENSION,
FORMATION OF NEW
WINDOW OPENING TO REAR
ELEVATION, REPLACEMENT
OF EXISTING WINDOWS,
PROPOSED DETACHED
OUTBUILDING, PROPOSED
NEW VEHICULAR ACCESS
AND MINOR ALTERATIONS
TO EXISTING AGRICULTURAL
ACCESS**

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the Green Belt; the Conservation Area as a designated heritage asset; and the character and appearance of the area and host dwelling.

DESCRIPTION OF SITE

Endon Bank Farm is in the Endon Conservation Area to the north of St Luke's Church (grade II listed building and churchyard). The Farm House and the adjacent linear farm buildings to the north west are in the Green Belt, however, there is a square area of curtilage immediately to the front of the farmhouse that is inside the village boundary and not within the Green Belt.

The application site is on the edge of a predominantly residential area which borders the green belt with properties to the South-West on High View Road built around the 1960's – 1970's. Immediately South of the site is an old stone barn/coach house structure that may have previously been part of the original Endon Bank Farm estate. A number of other residential dwellings built around the 1950's – 1960's can be found opposite the site to the South.

The Church of St Luke's is located approximately 50 metres South West of the site with the cemetery located around 75 metres to the North of the farm house. Immediately adjacent the farm house is the old stone barn which consists a two-storey structure of solid stone construction with a pitched roof over with a tiled finish.

A later fair faced blockwork lean-to structure has been added to the rear along with a later red facing brick storage building to the North West end. Further agricultural buildings are located beyond to the North West and a number of bases from previous agricultural buildings that have dilapidated which can be seen on the topographical survey.

The application site edged red covers an area of 1725sqm while the adjoining land edged blue also in the applicants ownership and forms the main agricultural land covers an area of 13,035sqm. The existing farm house is of an L shaped footprint with what is thought to be the original farm house running North East – South West with what is thought to be later additions running North West – South East. It is thought however that the property was in its current form in 1948 when the Town and Country Planning (General Development) order was enacted.

The main farm house is thought to date back to the early 1800's and is of traditional loadbearing masonry construction. It is thought that at one point the farm house has been used as two separate dwellings. This would obviously be later than its original use as a farm house with attached buildings which have developed over time. The brick bond is a variation of English garden wall bond with a mix of five and six stretcher courses to one header course.

The farm house is enclosed with a traditional loose cut roof with substantial timber purlins that are supported off the internal walls. The existing openings in the South West elevation have been infilled with un-sympathetic upvc units – fortunately the original openings/proportions remain with stone head and cill units in place. There are several openings to the North East elevation thought to be original and containing timber casement windows. A later addition lean-to containing a wet room is present at ground floor level.

The South East elevation contains some original features and is thought to be the original front elevation to the farm house facing St Lukes Church and back down Endon bank. This elevation now faces the rear garden of 'Six Ashes' a twentieth century dormer bungalow. The elevation contains some original six over six sash windows and a decorative door with fanlight over. All units are in poor condition.

Alterations and additions have taken place to the North East end of this elevation where poorly gauged brick coursing can be seen which is not toothed and also includes the addition of a bay window. Re-pointing has taken place at some point in the past to a poor quality and has also been completed using a sand: cement mortar as opposed to a traditional lime based mix.

The site is located in Endon, Staffordshire and falls within the Endon Conservation Area. The Endon Conservation Area was designated in 1972, and the boundary amended in 1993. The boundaries have been tightly drawn to include specific areas of Special Landscape Interest where they help to preserve the rural setting of present and former farmhouses and hamlets, and to protect views out to the more distant landscape.

The Conservation Area lies north-west of the A53 connecting Leek with the Potteries, and is divided into two sections. The upper part contains the medieval settlement of Endon on Endon Bank, properties along Church Lane, and parts of Brook Lane and Park Lane. The lower part contains a later hamlet known as 'the Village'.

The name 'Endon' is Anglo Saxon, and probably means 'lambs' hill. As the name suggests, the medieval settlement occupied a hilltop, Endon Bank. Medieval settlements required arable land: for this small hilltop settlement it was on the south

western slopes of the hill, an area now covered by twentieth century housing. There were three farms, each with its share in the former arable and with a farmhouse set in an irregular enclosure. Two of the enclosures can be distinguished on a map from 1900, and the boundaries of the Endon Bank Farm enclosure are still recognizable, though much of it was lost to the farm in the early 18th century when the church was built. Open land inside the early enclosures at Endon Bank Farm and Bank House Farm may be archaeologically sensitive, as it lies at the heart of the medieval settlement, but has already suffered considerable disturbance.

PROPOSAL

The construction of a single storey rear extension to in-fill the L of the two main structural legs of the building. The plans show the proposed walls of the extension are stepped in from the existing structure to provide a subordinate approach to the design.

The existing layout of the property provides a very disconnected and un-organised arrangement of rooms and circulation space. This provides a poor arrangement for modern family living and the proposal seeks to address this by providing a direct link between the two legs of the building allowing rooms to become interconnected and providing improved circulation to the ground floor layout.

One new window opening is proposed to the existing first floor wall of the North East elevation. This will provide natural light to the re-positioned bathroom. This shall be of matching proportions to the existing and finished with a matching profile cill to the first floor windows on the South West elevation. Alongside the proposal to the ground floor some much needed balance is therefore provided to the North East elevation.

It is proposed to remove all upvc windows and doors from the building along with the timber units to the South East elevation which are beyond repair and being single glazed create poor conditions internally, promoting the build-up of condensation which in-turn can lead to mould spores and respiratory issues for occupants.

It is proposed to replace the existing windows to the South East elevation with sliding sash windows as indicated. The existing upvc windows to the South West elevation fronting the road are to be replaced with mock sliding sash windows which will provide a top hung top opener. All units will meet current building regulations standards for thermal efficiency, emergency escape and protection from falls from height.

Revised plans were submitted to address Conservation Officer's concerns. Access proposals have been dropped from the scheme; the garage has been reduced in size to provide a small storage outbuilding that would be off set to the side of the dwelling; and a site plan to show contained boundary enclosure at the rear.

**** ADENDUM**

Further revisions, made on request, abandoned the contemporary proposal to use standing seam zinc cladding. Instead amended plans detail the use of matching facing brick with a flat roof to be hidden behind a parapet wall bellow sill height of first floor windows.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS8 Larger Village Strategy
SS10 Other Rural Area
DC1 Design Considerations
DC2 Historic Environment
DC3 Landscape Character
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 11th May 2021
Neighbour consultation period ends: 11th May 2021
Press Advert: N/A

Public Comments

An adjacent neighbour has submitted comments to confirm that they do not have any objection, providing there is sufficient space for them to manoeuvre vehicles into and out of their garage and driveway. They also appreciate the car being taken to reinstate stone walls which are an important feature of the rural landscape.

Town / Parish Comments

Endon PC: Awaited

Staffordshire County Council Highways

No Objection

Conservation Officer

Concerned about the garage/drive in the front garden and creation of a new access. There is quite a change in ground levels at the front so a garage in the front would need lots of digging out and be quite dominant. I have asked them to retain the single access and re-site the garage- they will explore this with their architect. They could even have an access between the house and barn and have a garage at the rear backing on to the stone part of the barn (in place of a concrete shed).

The rear is very visible from the churchyard and I have said that the boundary should not encroach into the field but be in line with the centre-point of the neighbours garage.

If they want more ground at the rear then they will need to push in their garden room and make it smaller.

OFFICER COMMENTS

Impact on the Green Belt

The farmhouse and the land to the rear, or to the north and east, is within the Green Belt where new building development is inappropriate and, by definition harmful, unless it is provided for by one of the exceptions on the closed list at paragraph 145 of the NPPF. The proposed storage outbuilding would be built to the front, or south west, of the farmhouse, off set to the side of the dwelling in an area of curtilage that is not within the Green Belt, and, as such the new outbuilding would not be inappropriate development or harmful to the aims and purposes of including land in the Green Belt. Enlarging the farmhouse with the addition that would extend in the corner alcove from the rear elevation, would be development in the Green Belt. However, it would be single storey and very subordinate to the original dwelling, enlarging without resulting in a disproportionate size increase over and above that of the original. Thus the development is provided for by one of the exceptions on the closed list at paragraph 149 of the NPPF.

Impact on the character and appearance of the area and heritage asset

There has been considerable amendment here. Essentially the access and hardstanding proposals have been dropped from the application, they were the subject of some of the Conservation Officer's concern but it appears that they would, in any event, be permitted by the GPDO. Where that development might require the removal of trees that are within the conservation area, separate consent would be required.

The size of the garage has been significantly reduced, it would no longer provide space for a vehicle and does not require driveway access. It would now simply provide a storage outbuilding built from matching brick and plain roof tile. Importantly, this size reduction would allow the outbuilding to be located in an off set position to the side of the dwelling, adjacent to the boundary hedgerow, where it would not stand in front of, conceal or dominate any of the dwelling's exposed road facing elevation.

The single storage addition would sit in a relatively concealed and enclosed position to the rear of the dwelling in the corner alcove formed by the L shape footprint. With a shallow mono pitched roof, the scheme proposes the use of zinc facing materials with contemporary style, but proportionately balanced openings. The outer walls would be recessed and stepped in from those of the original. This design approach would retain a distinction between old and new without making any impact on the dwelling's overall character and appearance or its contribution to the character and historic value of the conservation area – no harm to the heritage asset. The addition to the dwelling was not identified by the conservation officer as a matter of concern.

**** ADENDUM**

However, the preference with the planning authority is to use traditional materials that match those of the existing dwelling. Tiles weren't possible on such a shallow roof

pitch and as such a flat roof hidden behind a small parapet would neatly tie the roof in beneath first floor windows. Revised plans have been received on request.

The rear or north east facing elevation of the dwelling faces onto exposed land to the north of the church yard. The land at the rear is currently open without boundary enclosure. There was some concern that there would be curtilage or garden encroachment into this land bringing the paraphernalia of residential use into the setting of St Luke's Church. To counter this, a site and curtilage plan has been submitted confirming a stone enclosure wall to contain a tight curtilage area to the rear that would follow the boundary line to the rear of the adjacent neighbour at Six Ashes.

The proposed development is of suitable design and would not adversely impact the character and appearance of the area or the value of the heritage asset. There would be no conflict with the policies DC1, DC2 or DC3 of the Local Plan.

Amenity

The enlargement to the dwelling would be completely concealed from the adjacent neighbour at Six Ashes. The small outbuilding would be located on the boundary with a low eaves and roof profile against dense hedgerow, it would be to the side elevation of Six Ashes. The outbuilding would not impact on the neighbours privacy or outlook.

Highway Safety

There are no longer access amendments proposed with this scheme. The enlargement of the dwelling would not increase bedroom numbers or consume parking space.

CONCLUSION / PLANNING BALANCE

Acceptable householder development that would meet the needs of the home owner without adversely affecting the character and appearance of the area or heritage asset. No conflict with those Local Plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 11/03/2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council