

PLANNING STATEMENT

**GREENFIELDS
THORNEY EDGE ROAD, BAGNALL**

MAY 2022

Site Address:

Greenfields, Thorney Edge Road, Bagnall, Staffordshire, ST19 9LA

Applicant:

Mr. J. Taft

Proposal:

Retention of single storey extension to farmhouse

Planning Statement:

Date Issued: 17th May 2022

Job Reference: RDP/2022/053

Report Prepared By:

Rob Duncan BSc(Hons) MA MRTPI
Rob Duncan Planning Consultancy Ltd

Contact Details:

Rob Duncan Planning Consultancy Ltd.
70 Ferndale Road, Lichfield, Staffordshire, WS13 7DL
Email: rob78duncan@gmail.com
Tel. 07779 783521

1 Introduction

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mr. J. Taft to seek retrospective planning permission for the retention of a single storey extension to the existing farmhouse at Greenfields, Thorney Edge Road, Bagnall.
- 1.2 The extension is single storey in nature, standing to a ridge height of 4.4 metres, and has an 'L' shaped form that extends off the eastern end of the existing dwelling. The extension has been constructed from facing brickwork with a Staffordshire blue tiled roof atop and is connected to the dwelling by a recessed canopy, finished in Staffordshire blue tiles.
- 1.3 The extension provides ancillary residential accommodation associated with the primary use of the site as a dwellinghouse. The extension was constructed in the mistaken belief that the proposal amounted to permitted development. The accommodation is located within the domestic curtilage of the existing dwelling with whom it shares its means of access and garden area and is connected to the same services.
- 1.4 The proposed extension was erected to provide ground floor accommodation suitable for use by the applicant's wife who suffers from a medical condition that is going to necessitate care in the future as her condition deteriorates. This is explained in more detail within the letter enclosed with the application as a private and confidential document.

2 Site & Surroundings

- 2.1 The application site is located within the North Staffordshire Green Belt and comprises a detached part two storey, part single storey dwellinghouse constructed from coursed stone and brickwork with a Staffordshire Blue tiled roof atop. The dwelling sits within a large curtilage and has a cluster of equestrian and other buildings located to its north / northeast. Prior approval for the erection of a beef rearing unit has been granted to the east of the site, south of an existing manege. The site is served via a long vehicular access track that feeds off Thorney Edge Road to the far northwest of the site. The extension has been constructed in an area previously occupied by hardstanding and car parking associated with the existing farmhouse.

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The Development Plan for this area comprises the recently adopted Staffordshire Moorlands Local Plan (2020) of which the following policies are considered to be of relevance:

3.2 Policy SS1 of the Local Plan relates to 'Development Principles' and states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, in partnership with other agencies and services:

- *a mix of types and tenures of quality, affordable homes, including starter homes, to meet the needs and aspirations of the existing and future communities*
- *quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers;*
- *easy access to jobs, shops and transport services by all sections of the community;*
- *increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce;*

- *a healthy, safe, attractive, active, well-designed and well-maintained environment;*
- *development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings;*
- *development that is undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas, including the Peak District National Park, both now and for future generations.*
- *support development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions.*

3.3 Policy SS10 of the Local Plan relates to the 'Other Rural Areas Strategy' and states that these areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism, or enhances the countryside. The policy goes on to state that the Council will allow extensions or additional domestic outbuildings to existing dwellings 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. The policy also states that strict control will continue to be exercised over inappropriate development in the Green Belt, allowing only for exceptions as defined by Government policy.

3.4 Policy DC1 of the Local Plan relates to 'Design Considerations' and states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should:

1. *be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;*
2. *be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance;*
3. *create, where appropriate, attractive, active, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making provision for networks of multi-functional new and existing green space (both public and private), landscaping, public art, 'designing out crime' initiatives and the principles of Active Design;*
4. *incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development;*
5. *protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, overbearing development, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution;*
6. *promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate;*

7. *provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use;*
8. *require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links;*
9. *ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed;*
10. *ensure, where appropriate, equality of access and use for all sections of the community;*
11. *be served by high speed broadband (>30mbps) unless it can be demonstrated through consultation with Next Generation Access Network providers that this would not be possible, practical or economically viable. In all circumstances during construction of the site sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.*

4 Other Material Considerations

National Planning Policy Framework (2021)

- 4.1 The National Planning Policy Framework (July 2021) seeks to secure the delivery of sustainable development and sets out policies, *inter-alia*, in respect of safeguarding the Green Belt and securing high quality design. The content of the NPPF has been taken into consideration in the preparation of this application and is referenced within the Planning Assessment section below.

SMDC Design Guide SPD

- 4.2 The adopted Design Guide SPD provides advice aimed at securing the delivery of high-quality built development within the District. The content of the Design Guide SPD has been taken into consideration in the preparation of this application.

SMDC Design Principles for Development SPG

- 4.3 The adopted Design Principles for Development SPG was the forerunner to the Design Guide SPD and is still applied as supplementary guidance by the Local Authority. The content of this document has been taken into consideration in the preparation of this application.

5 Planning Assessment

Green Belt

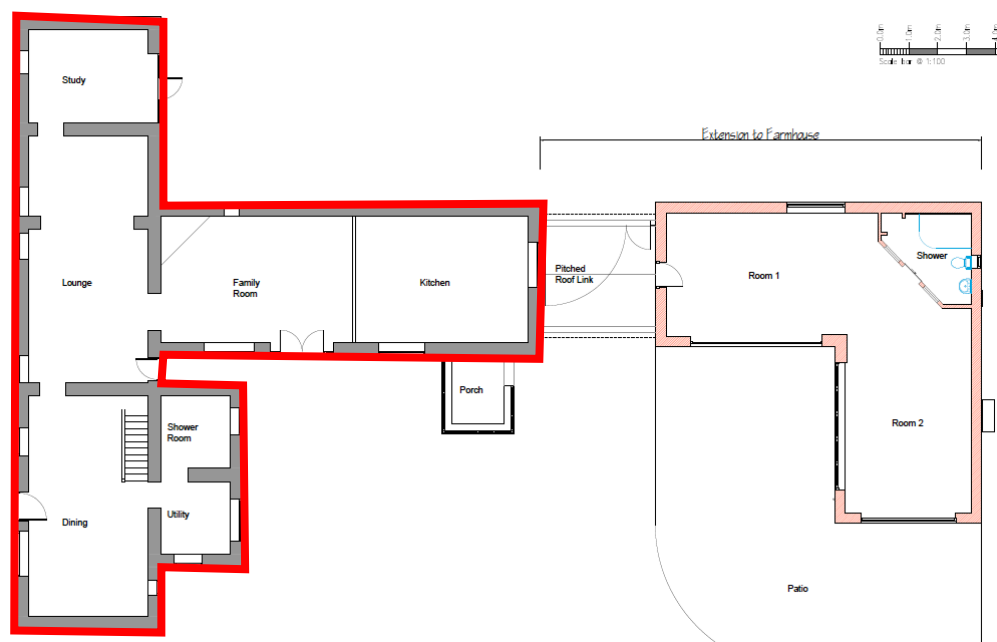
- 5.1 The application seeks retrospective planning permission for the erection of a single storey extension to the existing dwellinghouse on the site, which is located within the rural area and forms part of the North Staffordshire Green Belt.
- 5.2 Policy SS10 of the Local Plan makes provision for the extension of existing dwellings within the rural areas, provided that 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. Policy SS10 also states that strict control will continue to be exercised over inappropriate development, allowing only for exceptions as defined by government policy.
- 5.3 Paragraph 149 of the National Planning Policy Framework confirms that the erection of new buildings should be regarded as inappropriate within the Green Belt unless it is for one of a limited number of exceptions. Those exceptions include:

“The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”

- 5.4 The 1945 edition of the Ordnance Survey serves to demonstrate that the original building on this site comprises the main ‘T’ shaped dwelling, along with its single storey projection off its eastern elevation. The only previous addition to the property has been a single storey porch off the kitchen that has been in situ for at least ten years as evidenced by aerial photographs. The image in

Figure 1 demonstrates the extent of the 'original building' as established by the available evidence.

Figure 1 – Extent of Original Dwelling (Outlined in Bold Red)



5.5 The term disproportionate is not defined in either local or national planning policy, but extensions of 40% are readily considered to amount to a proportionate addition within the Green Belt. The original building in this case has a gross internal floor area of approximately 218 square metres (ground and first floor inclusive). The previously constructed porch along with the extension proposed for retention in this application represent a total increase in floor area over and above the size of the original building of some 76 square metres. The cumulative extensions to the original building therefore represent an increase in size of approximately 35%.

5.6 The proposed single storey form of the extension is appropriate in scale and design to the host building and affords a degree of visual separation from it by

virtue of the recessed link canopy. It is constructed from a matching palette of materials and has proportions that are based on those of the single storey projection of the existing dwelling.

- 5.7 The applicant has confirmed his willingness to remove the link canopy if the Local Authority consider the development would be more appropriate in design terms as a standalone structure. The modest scale of the extension nevertheless minimises its visual impact and in views from the surrounding area it is seen in the context of the existing cluster of buildings in and around this site.
- 5.8 Having regard to the above considerations it is concluded that the extension amounts to a proportionate addition to the original building, and is appropriate in its scale and design, and as such amounts to an appropriate form of development within the Green Belt, in accordance with paragraph 149 of the NPPF and policy SS10 of the Local Plan.

Design and Layout

- 5.9 The extension has a complementary appearance to the existing property, having a single storey scale that reflects the single storey part of the existing dwelling. It is also constructed from a matching palette of materials (red facing brickwork with Staffordshire blue tiles) and has similar detailing to its eaves and verges. Its 'L' shaped form is also reminiscent of a traditional courtyard outbuilding that one would normally expect to see in a location such as this, and its large, glazed openings on the inner elevation are akin in scale to those one would associate with cart openings on a traditional outbuilding.
- 5.10 The modest scale and massing of the extension furthermore serves to minimise its impact on the wider character and appearance of the surrounding area and ensures that it appears subordinate to the host dwelling such that the

original building continues to dominate. Its recessed canopy that links the extension to the existing house also serves to respect the character of the host property and provides a degree of physical and visual separation between the extension and the existing dwelling.

- 5.11 In views from the public domain, the extension is seen against the backdrop of the other buildings located to the north of the site and the mature screen of trees beyond and appears as a wholly subservient addition to the host dwelling. Consequently, the extension does not give rise to any significant degree of harm to the character and appearance of the surrounding area. The development therefore meets the requirements of policies SS1 and DC1 of the Local Plan and guidance contained within the Design Guide SPD and Design Principles for Development SPG.

Residential Amenity

- 5.12 There are no immediate neighbours to the site and consequently the extension proposed for retention does not derive any adverse impact to neighbouring residential amenity. A letter of support has nevertheless been provided by the closest neighbour, Mr. Beardmore (Appendix A) who confirms that he has no objections to the proposed development. The proposed development is consequently in accordance with the provisions of policies SS1 and DC1 of the Local Plan in this regard.

6 Conclusion

- 6.1 The extension proposed for retention constitutes a proportionate addition to the original building that is appropriate in scale and design, and which amounts to an appropriate form of development within the Green Belt. The scale, massing and design of the extension is furthermore in keeping with the character and appearance of the existing building and will not result in any adverse impact to the character and appearance of the surrounding area, or to the amenity of neighbouring residential occupiers.
- 6.2 The proposed development is therefore in accordance with policies SS1, SS10 and DC1 of the Staffordshire Moorlands Local Plan (2020), the provisions of the National Planning Policy Framework, and guidance contained within the Staffordshire Moorlands Design Guide SPD and Design Principles for Development SPG.