

DELEGATED DECISION REPORT

SMD/2022/0219
Valid 26/04/2022

DAISY BANK FARM
UTTOXETER ROAD
UPPER TEAN

PROPOSED TWO STOREY
REAR EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site relates to a detached farm house. It was previously linked with two barns located to the east of the site, both have been converted into dwellings. The property itself features a gable roof with front window and has previously extended via a two storey rear extension. It is made up of red brick walls, decorative clay tiles to the upper half of the property and brown roof tiles. Access is taken from Uttoxeter Road. Parking is located on a shared courtyard amongst the converted barns.

The site is within the Special Landscape Area and sites outside of the Tean settlement Boundary.

PROPOSAL

Planning permission is sought for a two storey cat slide roof extension. The extension will join onto the eaves of the main roof and project 1.2m beyond the existing two storey gable roof extension. It will accommodate a separate pair of stairs that will lead into a family room on the first floor.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

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

National Planning Policy Framework
Section 12: Achieving well-designed places

SITE HISTORY

None relevant to the property

CONSULTATIONS

Publicity

Site Notice expiry date: 9/06/22

Neighbour consultation period ends: 25/05/22

Press Advert: N/A

Public Comments

Neighbour comments

One neighbour representative received

- Support, no objection

OFFICER COMMENTS

Principle of Development

The application site is located in the Open Countryside whereby policy SS10 of the Local Plan (2020) is applicable. Part (1) of policy SS10 seeks to meet housing requirements and specific needs by allowing 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 general principle of the proposed development is therefore considered acceptable, subject to design and amenity considerations.

Design

Paragraph 130 of the NPPF (2021) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The extension will sit to the rear of the property screened by the private garden that sits higher than the ground of the property. It is considered that the proposed extension is a marginal addition to the overall scale and mass of the existing dwelling as it infills the unused area to the side of the two storey extension in a sympathetic way. In addition, the catslide roof is an appropriate design that does makes the dwelling bigger without compromising the overall bulk of the dwelling and as such, is deemed to be visually acceptable.

In terms of the materials used, the applicant intends to use matching materials for the roof and walls with the addition of oak frames for the large glazing. Overall, the materials will be in keeping with the existing dwelling and aesthetics of this farm house.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Impact to neighbouring amenity

Paragraph 130(f) of the NPPF (2021) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The main neighbouring property that this proposal would impact upon is the neighbouring property The Hayloft, located to the east of the site and adjoins the applicant's outbuilding.

The extension will join onto the existing two storey rear extension and project out 1.2m from this elevation. No side facing windows have been proposed in the direction of the neighbour. It is considered that the modest projection, no side windows, distance from the neighbouring property together with the applicant's border hedging will ensure that there is no harm to the living conditions of the immediate neighbour.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The application does not propose the addition of any bedroom space and therefore consideration of the Local Plan parking standards is not triggered.

While a 'family room' could equate to an additional bedroom in the future, the existing dwelling benefits from 4 bedrooms and there is adequate parking within the courtyard to meet the needs for the maximum number of bedrooms. It is noted that the rear extension will not reduce the amount of onsite parking. This application is therefore does not raise any highway safety concerns and is considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION :

Approval subject to conditions and
informatives

OFFICER RECOMMENDATION :

Case Officer: Lisa Li

Recommendation Date: 21/06/2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council