

DELEGATED DECISION REPORT

SMD/2021/0128
Valid 18/05/2021

CRONEY BANK FARM
BAGNALL ROAD
BAGNALL

2-STOREY SIDE EXTENSION
TO LINK HOUSE WITH BARN

(FULL - HOUSEHOLDER)

MAIN ISSUES

Whether not the proposal amounts to inappropriate development in the Green Belt
The impact on the character and appearance of the area
The impact on residential amenity.

DESCRIPTION OF SITE

The site lies in the countryside to the south of Bagnall and is in the Green Belt. It comprises a rectangular grouping of farm buildings including an L-shaped traditional stone farmhouse in the north-east corner and stone barns and outbuildings across a yard to the west. It is reached via a long farm track on the north side of Bagnall Road, a C-classified country lane. The buildings are surrounded by open land.

PROPOSAL

This is a full householder planning application for a two-storey side extension to the farmhouse, projecting off the current side projection. An open porch would be placed on the front wall of the current side projection (facing south-west). The extension at ground floor level would be attached to the side wall of a single-storey barn which would be converted into a new kitchen integral to the farmhouse. The conversion of the barn is the subject of a separate planning application. The extension would have a render finish but decorative stone quoins would be added and the proposed windows would have a traditional "sash window" vertical design with lintels and cills.

The plans are shown on amended drawings received via email on 16.2.22. The original plans submitted showed larger extensions, a single-storey extension off the south-west gable and the insertion of modern floor to ceiling windows.

The plans were further amended on 7.7.22 to show the materials for the extension changed to brick and changes to the fenestration design.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 Other Rural Areas Strategy
DC1 – Design Considerations

NPPF (Revised July 2021)

Sections 12 (Design) and 13 (Green Belts).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0131: Concurrent application for the conversion of single-storey barn into ancillary accommodation for the farmhouse to be linked to proposed extension to farmhouse. Pending.

CONSULTATIONS

Publicity

Site Notice expiry date: 16/7/21.
Neighbour consultation period ends: 16/7/21.
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Severn Trent Water

No objection.

OFFICER COMMENTS

The site is in the Green Belt and Policy SS10, the strategy for the countryside, requires strict control over inappropriate development in the Green Belt. Paras 149 and 150 of the NPPF list the forms of development that are deemed exceptionally to not be inappropriate and therefore by definition, not harmful to the openness of the Green Belt. The enlargement of buildings is listed but providing that this would not amount to a disproportionate enlargement in relation to the original building i.e. as it stood when first built before any previous enlargements.

Therefore the size of the proposed extension in relation to the original farmhouse size, needs to be assessed and I consider floorspace calculations would in this case, be an accurate and appropriate method of determining whether a disproportionate enlargement would occur as a result of the proposal.

It needs to be determined whether there are any previous enlargements to the dwelling which would count against the total enlargements before deciding if a disproportionate enlargement of an original building would occur. The main rectangular part of the farmhouse comprises a stone finish. To the side is a part two-storey part single-storey smaller side projection which on the front elevation has a

stone finish on the lower half with brick above and on a rear elevation, a brick finish in contrast with the stone finish of the main part of the farmhouse. It is not clear if this is an addition to the main part of the farmhouse. However, historical maps going back to 1939 show the footprint of this side projection and it appears to have been present in some form before the formation of the Town and Country Planning Act, this would be deemed to part of the original building and therefore this part can be counted in the calculations of the original floorspace of the building.

The floorspace calculations are as follows:-

Original Dwelling

Main part: $16 \times 6.0 \times 2 = 198.0 \text{ sq.m}$

Utility/Bathroom/Bedroom to side: $5.1 \times 2.75 \times 2 = 28.05 \text{ sq.m}$

Boot room: 10.5sqm

Store to rear of boot room: 1.9 sq.m

TOTAL: 238.45 sq.m

Proposed Extension

$10.0 \times 4.9 \times = 98.0 \text{ sq.m}$

Single storey front link: 2.5 sq.m

Minus Boot room and store (11.4 sq.m)

TOTAL = 88.1 sq.m

The proposal would result in a 36.9% increase in the original floorspace of the house. As this is half the floorspace of the house, and that no part of the extension would project any further to front or rear of the side projection and the eaves and ridge would not exceed those of the existing house and the extension would be in the form of an elongation of a side projection and maintain the L-shaped form of the house, overall, I do not consider that the revised scheme would lead to a disproportionate enlargement of the original building. The proposal would therefore not amount to inappropriate development in the Green Belt and would not harm its openness and therefore comply with Policy S10 and the NPPF in this respect.

With regard to the particular design and impact on the character and appearance of the area, the front and rear walls of the extension would be recessed behind those of the current side projection and the roof ridge would also be lower to make the

extension appear as a subservient part of the main house in line with the Council's Design Guide. The walls would be finished with brick which, although is contrasting with the stone materials on the original farmhouse, the later side added parts are in brick and the extension would project from those parts. I consider this is an acceptable material and it is not unusual to see traditional part-stone part-brick rural buildings in the District and are not harmful or out of keeping with the area. The proposed fenestration, simplified and reduced in size and number from what was shown on previous plans is also acceptable and in keeping with the traditional rural qualities of the area in terms of the overall fenestration design. There would be other traditional features in keeping with the building such as stone coins and lintels. Overall, I consider the design of the extension to be in keeping with the adjoining building and the character and appearance of the area would not be harmed.

The residential amenities of the area would not be harmed as there are no other nearby neighbouring dwellings close to the site.

There is ample space in the yard for the parking of a large number of vehicles.

CONCLUSION / PLANNING BALANCE

The amended proposal would not amount to inappropriate development in the Green Belt and would not harm the visual or residential amenities of the area. The proposal would therefore comply with the Council's Local Plan (adopted September 2020) and is in line with the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 11.7.22

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council