DELEGATED DECISION REPORT

SMD/2022/0222 **Valid 04/05/2022**	**BIRD GROVE FARM** **SANDON ROAD** **HILDERSTONE**	**RETENTION OF A SINGLE STOREY EXTENSION FOLLOWING THE DEMOLITION OF EXISTING PANTRY, CONSERVATORY AND STORE.** **(FULL - HOUSEHOLDER)**

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

DESCRIPTION OF SITE
The application site is located within the open countryside on a small holding south east of Mosslane. The site comprises of a bungalow and a number of outbuildings. At the time of visit, the property has been extended via a single storey side extension which requires retrospective planning consent as the extension is more than half the width of the dwelling. The dirt track has also been concreted.

Access is taken from Sandon Road.

PROPOSAL
Planning permission is sought for the retention of a single storey side extension. The extension follows the same roof line as the bungalow's hipped roof and will accommodate a utility room, store, bathroom and office.

The extension and the dwelling will use in coloured render.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS10 Other Rural Areas Area Strategy
DC1 Design Considerations

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

SITE HISTORY

SMD/2022/0040	Install eight biomass boilers and associated equipment and the erection of a monopitch	Refused

	biomass. Boiler/forestry machinery storage shed, associated wood fuel stores, alterations to hay barn, surface water management scheme, alterations to the access and formation of permeable enhancement measures	

CONSULTATIONS

Publicity

Site Notice expiry date: 14/05/22
Neighbour consultation period ends: 1/06/22
Press Advert: N/A

Public Comments

Neighbour comments	No representatives received
Severn Trent waters	No objection subject to informatives

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 need 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 Council will assess schemes having regard to design.

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 bungalow is considered be in an isolated location within the open countryside with the nearest property known as The Coach House being approx. 170m south of the site. A large expanse of hardcore has been laid without the benefit of planning permission. This has altered the existing land levels by approximately 0.5 metres and has been laid on what was previously agricultural grazing land. Also, the

agricultural buildings are elevated above Sandon Road and are prominent in the street scene.

When considering what has already been done, the extension will add considerable bulk and length to what was a modest bungalow by an additional 7.7m when discounting the conservatory and flat roof extension, that has since been removed. However, the extension will modernise the bungalow to provide some architectural interest and respect the type of dwelling by ensuring that the extension remains single storey. Furthermore, the use of render, which is proposed to both the existing dwelling and proposed extension, while not used on the original bungalow, will incorporate the extension with the dwelling in a seamless way which is considered visually acceptable and would be an improvement to was existing.

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.

There will be no harm to the overall living conditions of the immediate neighbours as the nearest property is located 170m south of the site and on a lower gradient than the property.

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. It is noted that the rear extension will not reduce the amount of on site parking. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

It is considered that while the works has changed the appearance and character of the bungalow on balance, the design is not detrimental to such as degree as to warrant a refusal. 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 : Approve

Case Officer: Lisa Li
Recommendation Date: 11/07/22

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council