

DELEGATED DECISION REPORT

SMD/2022/0287
Valid 01/07/2022

CABBAGE HALL FARM
STONEY LANE
CAULDON

**MODERNISE TWO STORY
DOMESTIC PROPERTY,
WORKS TO COMPRISE:
DEMOLISH EXISTING
ENTRANCE HALL, KITCHEN
AND SHOWER ROOM.
REPLACE WITH GROUND
FLOOR KITCHEN/BREAKFAST
ROOM, WET ROOM, ADD
UTILITY AREA, BOILER
ROOM, STORAGE AREA AND
FIRST FLOOR BEDROOM.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the dwelling and the area

DESCRIPTION OF SITE

The original stone cottage dates from the 19th Century (footprint on historic maps). It is outside any settlement boundary or identified village in an 'Other Rural Area' where Local Plan Strategy SS10 applies; the Landscape Character Type – Gritstone Highland Fringe (policy DC3).

The 'original dwelling' was a simple two up two down double fronted stone cottage, it was extended to the side in the 1980s with a stone addition to the northwest gable making for a long linear form.

From the public vantage of Stoney Lane to the south, the dwelling appears isolated within open moorland landscape, the distant brow of high ground to the north provides back drop and a scattering of small trees provides a sense of place and foreground. To the rear, or north east, of the dwelling there is a portal frame workshop shed and haulage yard that is enclosed by an earth bund.

PROPOSAL

To enlarge the dwelling with a two storey, dormer style, addition to the rear. The addition would create an L shape footprint with an orientation at right angles to the rear of the original dwelling. The side wall of the addition would be stepped in from the end gable. The roof would have low eaves with small dormer windows making for subordinate form. The addition would have stone cills and lintels and quoins detailing with off white render forming the majority of the walls and matching plain clay tiles on the roof.

Behind, or to the north western side of, the two storey addition a flat roof single storey extension with a roof lantern would sit within the corner alcove created.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area
DC1 Design Considerations
DC3 Landscape Character
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

85/13782/OLDDC Extensions to form porch and lounge with bedrooms at first floor.
APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 16th Aug 2022
Neighbour consultation period ends: 16th Aug 2022
Press Advert: N/A

Public Comments

None

Town/Parish Comments

Cotton Parish Council: No Objection

OFFICER COMMENTS

Principle of Development

The site is within an 'other rural area' where strategy SS10 applies. SS10 says that extensions to existing dwellings can be allowed 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.

Impact on the character and appearance of the Rural Area

The Local Plan policies that supplement the strategy relevant to design and landscape character are DC1 and DC3, generally DC1 requires good design to be in line with the Design Guide, which guides additions to be designed so that they respect the dominance of the original building and be subordinate to it in terms of size and massing ("The smaller the parent building, the fewer the options for extension. A two storey rear extension to a small cottage is unlikely to be acceptable, even on the rear.....Irrespective of size, however, all buildings can reach a threshold point beyond

which further extension is just not possible without destroying their character”). Under the terms of policy DC3 the Council will protect local landscape by resisting development which would lead to prominent intrusion into the countryside or have a significant adverse impact on the character or setting of a settlement.

The latter two storey addition to the north western side of the original cottage made to the side of the dwelling in 1985, is built in matching stone and is rather dominant in height and form. The original 19th Century cottage runs off with subordinate, linear form to the south east. There is a single storey lean to outrigger to the rear of the original part of the cottage. The dwelling has already been quite considerably extended. However, the front elevation, south east facing end gable, and linear form of the original dwelling remain intact and identifiable across open countryside from Stoney Lane to the south.

The proposal to make a two storey rear addition would distort that original form to create an L shape footprint. However, importantly the rear addition would appear subordinate with dropped eaves and small dormer windows in the deep roof slopes, the side wall of the addition would be stepped back behind the end gable of the original cottage, and the addition would replace the awkwardly pitched lean to addition. The development would incorporate traditional detailing and the use of painted render would make it distinct from the stone of the original cottage.

A flat roof single storey addition with a roof lantern would, from the south, be concealed behind the two storey addition. From the north west the flat roof element would be contained by existing yard enclosure and the work sheds to the rear, it would not be apparent from public vantage to the north.

From the road to the south east, the dwelling is most apparent in the landscape. From that vantage, the front elevation and end gable of the original dwelling would remain distinct and unaltered, the rear addition would run as an obvious subordinate addition and be positioned between and behind small trees in the foreground that would give it sense of place and reduce its impact.

The form character and appearance of the original dwelling would not change significantly. In respect of Local Plan policy DC3, the proposed addition would against the existing form of the dwelling (as extended) be discretely positioned at the rear where it would be enclosed by small trees.

The development would not have wider impacts on the character and appearance of the landscape in respect of Policy DC3. The development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character or setting of a settlement.

There are no neighbouring properties in close proximity which would be unduly harmed by the extension.

CONCLUSION / PLANNING BALANCE

Whilst the proposed addition would add new shape and accumulative size increase, there would be limited harm to the overall character and appearance of the existing dwelling, particularly the original front elevation and end gable remain unaltered, and no harm to local landscape through countryside intrusion or the character of a settlement or its setting. On balance the proposal is acceptable with very limited or no conflict with the development plan.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 26th August 2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council