

DELEGATED DECISION REPORT

SMD/2022/0461
Valid 08/09/2022

**CLOUD PARK FARM DIAL
LANE
CONGLETON**

**CONVERSION OF SINGLE
TWO STOREY DWELLING TO
TWO TWO STOREY
DWELLINGS AND
ASSOCIATED GARDEN AND
PARKING AMENITY**

(FULL - MINOR)

MAIN ISSUES

- Impact on the Green Belt and the character and appearance of the area
- Spatial strategy approach to housing provision in other rural areas
- Arrangement of amenity and parking

DESCRIPTION OF SITE

The site lies within the open countryside to the west of “The Cloud” and about two or three miles east of Congleton. The site consists of a 19th Century farmhouse with adjoining shippon which makes for a long linear building form. The shippon appears to have long been converted to additional living accommodation to make one large dwelling. The building has an enclosed cottage garden to its front or west elevation with small brick outbuildings opposite.

The whole building is of painted white sandstone. The adjoining shippon has been altered with the introduction of three flat roof dormer additions.

The farmhouse and outbuildings are on the west side of Gosberryhall Lane, a narrow country lane which adjoins Dial Lane, the nearest main road, a short distance to the south. The rear or east elevation of the building is visible across open field from Dial Lane, glimpses of the elevation are apparent through tree and hedge foliage and it is set against a thick woodland edge to the west.

PROPOSAL

The proposal is to split the one large dwelling into two separate open market dwellings, each with their separate garden and parking areas.

Essentially one of the dwellings would occupy the original farmhouse cottage to the south, with a small end section taken from the adjoining shippon, and the second dwelling would occupy the remainder of the large shippon.

Both dwellings would be equally sized – three large bedrooms, living rooms and large open plan kitchen diners.

A gable sun room would be added to the southern end to the farm house dwelling, and a square bay would be added to the northern end beneath a tiled lean to roof.

Originally, to the front west elevation of the shippon dwelling a gabled porch and a series of 5 narrow peaked dormers were proposed. On the request of the planning officer the dormers were reduced to three and the front porch was made a lean to.

The cottage garden to the front or west of the building would be divided into two with the shippon to the north taking access directly from the existing area of hard surfaced parking, the farm house would take access from a short path that would run across the rear of the shippon between existing boundary and a garden hedge.

Within the large area of existing hard surface each dwelling would be allocated three parking spaces.

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 Landscaper Character
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Cloud Farm dates from the 19th Century. It appears that the long linear building provides original double fronted cottage with a long linear shippon that has long been converted to additional living accommodation to provide one large dwelling. Any permission for this change or work is not readily apparent.

Adjacent land

DET/2022/033 Change of use of agri bldg. to dwelling. Prior approval granted.

CONSULTATIONS

Publicity

Site Notice expiry date: 27/10/2022
Neighbour consultation period ends: 27/10/2022
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: Awaited

Staffordshire County Council Highways

No Objection: Subject to conditions

OFFICER COMMENTS

Principle of Development and Impact on Green Belt

The published updated 5 year housing supply statement concludes that the Staffordshire Moorlands only has a supply of 4.21 years. As such, para. 11d of the NPPF now applies to applications for housing development i.e. grant permission unless covered by policy in the closed list at footnote 7 (e.g. Green Belt, Local Green Space, SSSI etc), or unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole – The “Tilted Balance”.

For the purposes of the Staffordshire Moorlands Local Plan the site is within the ‘Other Rural Area’ and coincides with the Green Belt. Here Local Plan strategy SS10 applies which in the Green Belt essentially defers to the national policy.

Development in the Green Belt is inappropriate and harmful unless it is provided for by one of the exceptions listed at para 149 or 150 in the NPPF. One such exception is the re-use of buildings provided that the buildings are of permanent and substantial construction; provided they preserve its openness and do not conflict with the purposes of including land within it. By converting the one dwelling into two, the building would be effectively reused. The building is clearly of permanent and substantial construction and the dwellings would make use of established parking and curtilage areas without causing countryside encroachment or harming openness.

The development therefore would be provided for by the exception and would not be inappropriate or harmful to the Green Belt.

Other Rural Area Strategy similarly makes an exception for housing provision where it would involve the appropriate conversion of a building. This development would also have added benefit of providing a dwelling that contributes to housing supply.

Design and Impact on the Character and Appearance of the Area

The existing building is most apparent from Dial Lane to the east, its original elevation apparently unaltered, with attractive sense of place and setting against strong woodland back drop with only glimpses of the elevation visible across the rolling field through gaps in the hedge and trees. The proposal would make no changes to this elevation.



To the front or west, the elevation and garden is concealed and enclosed by mature trees that form a woodland edge. From the garden the front does still hold the semblance of original farmhouse and its adjoining shippon, despite some apparent alteration. Three flat roof dormers have been introduced, although their simple square form perhaps lend themselves to a more functional character, overall they do not make for a particularly attractive or quality form of building. These dormers would be replaced with slim dormers with peaked roofs. With the revision 5 dormers have been reduced to three that would appear more occasional with improved spacing between. Conservation rooflights would instead be installed to bathrooms.

With revision the porch would be a lean to, rather than gable, retaining more functional form in keeping with the vernacular and matching to the existing porch that serves the front of the farmhouse.

The development would not be harmful to the character and appearance of the building or the area. There would be no conflict with the policies SS10, H1, DC1 or DC3 of the Local Plan or the SMDC design guide in these regards.

Amenity

The plans demonstrate and detail a well laid out arrangement of garden and access in a way that would respect the existing character of the site. In many respects the dwelling does already have the presence and much of the appearance of two adjoining dwellings. A substantial distance exists to any neighbouring dwellings and therefore no other amenity impacts are raised.

Highway Safety

The proposals seek to mitigate the need for additional vehicle access, driveways and parking by maintaining the existing parking/ turning circle to the North East of the site as a communal facility.

The proposal would not significantly increase the vehicular use of the existing lane or access with the highway. The existing area of hard surface provides ample parking and turning space to comply with standards for both dwellings.

CONCLUSION / PLANNING BALANCE

The development would not be harmful to the Green Belt or the character and appearance of the area. It would provide an additional dwelling with appropriate parking and amenity allocation.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 4th November 2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council