

DELEGATED DECISION REPORT

SMD/2021/0673
Valid 19/10/2021

JAYS BARN BRADLEY
LANE
BRADLEY IN THE MOORS
ALTON

ERECTION OF A SINGLE
STOREY SIDE EXTENSION TO
EXISTING DWELLING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character of the barn and area
- Amenity

DESCRIPTION OF SITE

The application relates to a former agricultural building that has been converted to a dwelling. The property is on a rectangular shaped parcel of land and benefits from a garden with off street parking. The property is located within the open countryside. Permitted development rights have been removed (Classes A to E of Part 1 Schedule 2).

PROPOSAL

Consent is sought for the erection of a single storey side extension. The extension proposes a sideward projection of 4m and measure 4.8m in width. The extension will have a pitch roof. The proposed materials are vertical timber cladding to the walls with a dark grey metal clad roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
SS 10 Other Rural Areas Strategy
SMDC Design Guide SPD
SMDC Design Principles for conversions

Historic England Adapting Traditional Farm Buildings.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0056- Change of use from a self catering holiday let to a single dwelling-
Approved with conditions.

SMD/2011/0564- Single storey extension to existing barn to provide bedroom-
Refused
SMD/2011/0415- Single storey side extension to existing Holiday barn- Refused

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends:09/11/2021
Press Advert: N/A

Public Comments

No comments received within consultation period.

Town / Parish Comments

No objections

OFFICER COMMENTS

Principle of Development

Policy SS10 states that in Rural Areas the Local Plan will allow 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.

As such the development is acceptable in principle subject to an assessment of its scale and design and impact on visual and residential amenity.

Impact on the character of the barn and area.

The application property was previously an agricultural barn granted permission to be converted to a dwelling in 2018 ref SMD/2018/0056.

Policy DC1 states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD.

Historic England's guidelines for 'Adapting Traditional Farm Buildings' states that 'extensions should be avoided if they compromise the character and setting of the farm building and instead consider extensions and new buildings that work with and enhance the historic plan form of the farmstead. The guidance goes on to state that 'extensions should be subordinate in scale and relate to the massing and character of the existing farmstead group and overtly domestic extensions such as porches and conservatories are alien in character and can rarely work successfully within the context of historic farm buildings'. The general objective should be that traditional farm buildings should remain largely unaltered and continue to look like former farm

buildings following their conversion to another use. The conversion of the former barn appears to have been very successful in that regard.

The Staffordshire Moorlands Design Principles for conversions is relevant to the applicant as the conversion took place within recent years. The conversion was compliant with development policy and this design guide.

The principles states that conversions should be within the shell of the existing building. Extensions will be discouraged; where essential, extensions should be small and unobtrusive.

Whilst the extension is relatively small in overall dimensions, when compared to the host dwelling, which is in itself a very modest former agricultural building, it is considered that the scale of the extension would dominate and overwhelm the original dwelling.

The Staffordshire Moorland Design Guide (SPD) states that extensions should be subordinate and that contemporary extensions need to be handled carefully, responding to the scale and character of the host building.

The proposed extension would provide a large addition to the building that would increase the footprint of the property by a significant amount. The siting of the extension on the side elevation and the proposal including a mainly glazed elevation would result in the extension being a highly prominent addition when viewed from Bradley Lane and FP (Alton 36).

The proposed side extension has not taken into account the arrangement and style of existing windows on the barn, in particular the glazing on the south east elevation. This large opening bears no relation to the proportions of the door and window openings or to the solid to void ratio seen on the exposed elevations of the original building.

Furthermore, the proposed materials which comprise zinc roofing and timber cladding to the walls do not reflect the character of the existing building which is of traditional brick and tile construction. The adopted Staffordshire Moorlands Design Guide explains that there is no tradition of timber boarding in the Moorlands.

As such it is considered that the extension would represent a significant alteration to the original simple form and massing of the building which would be harmful to the agricultural character of the building.

Amenity

The only property in the immediate locality is Bradley Hall Farm. The proposed alterations would not result in any harm to the residential amenity of these neighbouring occupants.

CONCLUSION / PLANNING BALANCE

In conclusion I believe that the proposed extension will be significantly detrimental to the visual amenity and character of the area and host dwelling as such the proposal is contrary to Policies DC1 and SS 10 of the Staffordshire Moorlands Local Plan.

OFFICER RECOMMENDATION : **That planning consent be refused**

Case Officer: Rebecca Bowers

Recommendation Date: 10/11/2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council