

DELEGATED DECISION REPORT

SMD/2022/0299
Valid 31/05/2022

White Gables, Stile House
Lane, Bradnop,
Staffordshire, ST13 7NE

Replacement of existing Porch

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site is a detached single storey property constructed from artificial stone block with a tile roof. The front elevation has two projecting gables with a linking section with a four way hipped roof. The house appears to date from the latter part of the 20th century.

The property is set back approximately 37m from the highway and is elevated above road level with the rising land.

The rear garden is flat and laid to grass. It is 13.5m from the rear wall to the rear boundary.

The nearest neighbour is to the south of the application site and is a detached bungalow. This property would not be able to see the northern elevation where the development is proposed.

The property to the north is 12m away from the boundary and is Stile House Farmhouse which is Grade II listed.

PROPOSAL

The proposal is to replace an existing uPVC lean to porch with a larger uPVC structure. Initially plans were for a building with a dual pitch and a roof valley were submitted. Alternative plans have been provided for a lean-to structure.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS10 Other rural areas Strategy
DC1 Design Considerations
DC2 The Historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework

Achieving Sustainable Development Chapter 2

Achieving Well Designed Places Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

A detached dwelling was permitted in the curtilage to the north in 2016. This is the nearest neighbour.

CONSULTATIONS

Publicity

Site Notice expiry date: 21/07/2022

Neighbour consultation period ends: 05/07/2022

Press Advert: N/A

Public Comments

None

Town / Parish Comments

No Objections

OFFICER COMMENTS

Principle of Development

The application site is located within the open countryside, and therefore policy SS10 (Other Rural Areas Strategy) which states that there can be support for '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.

There are no objections in principle to a domestic extension within location, subject to compliance with SS10 and other applicable policies. Other material planning matters to consider include design and visual impact, neighbour amenity and heritage.

Design

Core Strategy (CS) Policy SS1 sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

CS Policy DC1 sets out a list of design considerations that new development should incorporate into any new scheme. In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The Council's 'Design Principles' SPD provides further useful guidance for proposed extensions and alterations to dwellings. It states that dwellings should be subordinate to the main dwelling, and respect its existing scale height and visual appearance.

Paragraph 127 states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The development proposed is modest in scale and will not dominate the existing building. The addition is a very small increase in size and will not have a significantly greater impact than the existing.

The revised plans will ensure the form of the addition is secondary to the host building and that it reflects the form and roof slope of the existing.

The addition will have no visibility from public vantage points and will be an addition of an appropriate scale and design.

The proposal is in accord with the design principles, policies SS1 and DC1 of the Core Strategy and the NPPF.

Amenity

CS Policy DC1 states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

The massing of the proposed development by virtue of its location and design will not have any negative impact on amenity or light.

Highway Safety

Policy T1 of the Core Strategy requires that all development is located and designed where it would not result in any adverse impacts to highway safety and be safely accommodated within the highway network.

The development will not increase bedroom space and there are no highway objections.

Heritage

Policy DC2 says that protection will be given to designated heritage assets and their settings. The proposed addition will be close to the listed Stile Lane Farmhouse and therefore has the potential to affect its setting.

The small increase over and above the scale of the existing porch will not be a substantial additional impact over and above the existing bungalow and the existing lean to uPVC porch. The setting of the listed building will not be eroded from the current situation and the development is therefore acceptable.

CONCLUSION / PLANNING BALANCE

The proposal would not result in any significant harm to the character and appearance of the dwelling, or wider street scene.

It would not result in any adverse impacts in relation to the residential amenity of any neighbouring property, nor impact negatively on highway safety.

The impact on the neighbouring listed building would not be significantly detrimental to the setting and is acceptable.

The application is a sustainable form of development and in line with the Core Strategy and NPPF. It is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Arne Swithenbank c/o Jane Newman

Recommendation Date: 29th November 2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council