

DELEGATED DECISION REPORT

**SMD/2022/0325
AND
SMD/2022/0326
Valid 26/07/2022**

**GREENFIELDS FARM
EAVES LANE
ARMSHEAD**

**DEMOLITION OF EXISTING
LEAN-TO EXTENSION AND
CONSTRUCTION OF NEW,
ENLARGED EXTENSION.
EXTERNAL AND INTERNAL
ALTERATIONS INCLUDING
INSTALLATION OF AN AIR-
SOURCE HEAT PUMP.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Listed Building
- Green Belt

DESCRIPTION OF SITE

Greenfields Farm is a grade 2 listed building within the green belt. The property is a large stone building with slate tiled roof. There is currently a lean-to extension added at a later date, while the roofing materials match the main dwelling there is substantial difference in the coursing of the stone. The existing lean-to acts as a porch with WC.

PROPOSAL

Planning permission is sought to demolish the existing lean-to and replace with a larger extension. The new extension will accommodate a boot room and WC, while acting as a porch for the back door to the property. Next to the new extension the existing paved area will be removed and a new planting installed. There will be a 500mm gap between the planting and building.

Further external works include the installation of a new French drain around the perimeter of the building. The existing oil tank will also be demolished and new air-source heat pump installed. The existing driveway surface will be regraded and new gravel surface and drainage installed. Between the properties garage and workshop new stone sett apron will be laid for car parking. At the entrance to the site a new stone sett margin will be fitted with new timber entrance gates. Another new stone set margin will be installed next to the workshop. In the patio area the external paving and levelling will be revised to shed water away from the building.

All external walls will have cement plaster removed and to be replastered with lime and hemp mis for breathability and thermal properties.

There are also a number of internal works proposed. On the ground floor the existing kitchen will be removed and replaced. Existing kitchen cupboards and stud wall to be removed and replaced with new stud wall and kitchen units. The existing stairs in the lounge will be removed. The existing dividing wall will be removed to create larger lounge, a new structural beam will be installed to support existing floors and walls. The existing floor level in the dining room will be lowered to match that in the existing lounge. A cupboard will also be built in the new lounge next to existing store cupboard.

On the first floor the existing concrete window surround in the gable end will be removed and replaced with new stone and metal framed windows to match existing examples. The existing ensuite and existing bathroom will both be enlarged. Two new loft hatches will be installed. All first floor metal windows will be repaired and retained with new internal secondary glazing.

The existing attic service will be modernised. Existing loft installation removed and replaced with new.

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1994/0565 - LISTED BUILDING CONSENT IN RESPECT OF STABLE BLOCK/STORAGE BUILDING (IN CONJUNCTION WITH PLANNING APPLICATION REF SM94-0370) REFUSED 29/07/1994

SMD/1999/0471 - Erection of front porch APPROVED 07/09/1999

SMD/1999/0921 - Listed building consent in respect of removal of canopy and construction of porch APPROVED 09/09/1999

SMD/2016/0665 - Listed Building Consent for proposed replacement of existing single glazing with new slim double glazed units to all timber frame windows and new fully glazed entrance door REFUSED 19/12/2016

SMD/2016/0666 - Listed Building Consent for proposed works consisting of replacing the existing single glazed timber frame casement windows with new painted HW windows with 12mm thick slim double glazed units. Replacement of existing C20 partially glazed Oak door with n APPROVED 19/12/2016

SMD/2016/0737 - Listed building consent for proposed structural alteration to enlarge the chimney breast and fire opening in the kitchen to accommodate a new Aga and removal of adjacent cupboard APPROVED 27/01/2017

CONSULTATIONS

Publicity

Site Notice expiry date: 07/09/2022

Neighbour consultation period ends: 05/09/2022

Press Advert: 14/09/2022

Public Comments

No Comments Received

Town / Parish Comments

Bagnall Parish Council has no objection to this application

Staffordshire County Council Highways

No Comment to make

The current 4-bedroom property benefits from a parking area and a garage.

The proposal is for the demolition of an existing lean-to extension and the construction of a larger extension to provide a boot room and WC, internal alteration are also proposed.

The proposal does not increase the number of bedrooms or adversely affect the current parking arrangements. Therefore, it is considered the proposal will not cause a detrimental impact on the adopted highway. I have no objection to the proposal.

SMDC Conservation Officer

I have no objection to the proposed works at Greenfields Farm, App Ref: SMD/2022/0325.

Subject to the following conditions:

- New bathrooms to have ample ventilation by way of a non-invasive extractor system as well as natural ventilation.
- Any internal paint must not be plastic based or so called 'bathroom/kitchen paint'. It is to be mineral based and preferably over the top of limewash to aid breathability and insulation whilst avoiding encouraging the risk of damp.
- All rainwater goods to be cleared, made good and maintained to avoid further water ingress and risk of damp.
- Replacement of existing loft insulation recommended to be hemp or sheepswool for breathable qualities and insulation.
- Replacement internal ground floor recommendation to be Glapor and Limecrete combination for its breathability and insulating properties.
- Relocation of the proposed air source heat pump away from the historic fabric to avoid invasive measures. Preferably incorporated into the newer lean-to structure and concealed.
- Ample ventilation in the kitchen to be provided and breathable stud walling preferred. Modern Gypsum plasterboards affixed directly to historic stone is not recommended.
- Any earth or soft landscaping to be kept away from the exterior stone walls and away from the French drains.
- Original chimney stack to be repaired with lime and made good, and retain a level of ventilation if chimney is no longer in use to allow for natural evaporation.

With these conditions applied the proposal will impose no harm on the heritage asset.

National Amenity Societies

No Comments Received

OFFICER COMMENTS

Principle of Development

NPPF Paragraph 149 (c) states that if the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building then it is considered appropriate development within the green belt.

The proposed development relates to the demolition of an existing lean-to and replacement with larger extension, with internal and external works. The proposed extension is only marginally larger than the one which it replaces and as such the proposed extension is not considered disproportionate to the original building. Therefore the development is acceptable in principle.

NPPF 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

As a grade 2 listed building the extent of harm caused to the building must be considered using the relevant policies to ensure that no harm comes to its significance.

Design and Heritage

LP Policy DC 1 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.

SMDC Design Guide (SPD) paragraph 5.5 states that all extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to, in terms of size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help.

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP Policy DC 2 states that the council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance.

The existing lean-to does not harmonise with the original building due to a difference in the stone coursing. The proposed extension will provide more cohesion with the original stone work, enhancing the building. A variety of works are proposed, such as repointing, replacement of cement stone surround and installation of French drain, these will help protect the building from damp and water retention, prolonging the life of the building. Therefore the proposed works will improve the external appearance and health of the building and as such enhance the heritage assets. As such no harm to the significance of the asset is identified.

Revised plans have been submitted to mitigate the concerns of the conservation officer regarding the placement of the air source heat pump. The heat pump is to be located on the proposed new porch, as opposed to the historic fabric of the listed building. It is felt that this will not cause any harm to the significance of the listed building. The Conservation Officer has confirmed that she is happy with this arrangement.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

SMDC Space about dwellings (SPD) states that the distance between front elevations containing principal windows and between rear elevations, containing three or more bedrooms should be at least 22 metres.

The proposed extension has a single window on its front elevation, which will be approximately 21 metres away from the rear elevation of Lower Greenfield Farm. This is less than the recommended guidance distance. However the porch window is not a principal window as per the guidelines specification. The proposed porch will replace an existing porch which is also within the 22 metres distance and does not create any existing amenity concerns. Furthermore there is some tree cover between the two properties further protecting amenity.

Highway Safety

LP Policy DC 1 states that new development should provide for safe and satisfactory access and make a contribution to meeting the parking requirements arising from necessary car use. There should be well integrated for car, pedestrian and cycle use.

The proposal is not increasing the number of bedrooms in the property and is likewise not altering the number of off-street parking available within the curtilage. Therefore no highway safety issues are presented.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity, heritage and highway safety. It is in considered to in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve Planning and LBC with conditions

Case Officer: Arne Swithenbank c.o Rachel Robinson

Recommendation Date: 17th November 2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council