

DELEGATED DECISION REPORT

SMD/2022/0082
Valid 18/03/2022

THREAPWOOD FARM ALTON
ROAD
THREAPWOOD

CHANGE OF USE OF ATTACHED
OUTBUILDING TO ADDITIONAL
LIVING ACCOMMODATION WITH
MINOR EXTERNAL
ALTERATIONS

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Protected species
- Amenity

DESCRIPTION OF SITE

The dwelling is a previously extended, detached, stone property sitting within large grounds and has an attached stone shippon (subject of this application), as well as some detached outbuildings. Access is via a lengthy shared track. The site located within the open countryside outside of any areas of designated interest.

PROPOSAL

Consent is sought to convert the attached barn to the side of the application property Threapwood Farm to provide additional living space at ground floor and a void within the roof space.

The proposal utilises existing openings to the barn, as well as some new additions. On the front north eastern elevation the proposal utilises an existing opening to insert a floor to ceiling window with a new roof light on the roof slope. The south east side elevation will have two new windows, the south west rear elevation will utilise an existing opening to have a new floor to ceiling window with a new roof light on the roof slope. The submitted plans also show a number of other extensions including a two storey side extension (to the other side of the barn) and a flat roof rear extension. These later extension already have approval under SMD/202/0523.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS10 Other Rural Areas Strategy
DC1 Design Considerations
NE 1 Biodiversity and Geological Resources

H 1 New Housing Development

Staffordshire Moorlands Design Guide SPD

National Planning Policy Framework

Section 15

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0532 -Alterations and extensions to dwelling-Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments: No representations received during the statutory consultation period.

Alton Parish Council: No representations received during the statutory consultation period.

Severn Trent Water: No representations received during the statutory consultation period.

Staffordshire Wildlife Trust - No objections subject to conditions

OFFICER COMMENTS

Principle of Development

The application site is located within the open countryside and the development relates to the conversion of a rural building attached to the main house.

Policy SS10 of the Local Plan states that these areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

Policy H1 relates to new housing but it still relevant to this application as it relates to the conversion of rural buildings. Specifically 5 d) states that the conversion of rural buildings for residential use where the building is suitable and worthy in physical, architectural and character terms for conversion will be supported. The barn is considered to be worthy of retention and the application is supported by a structural report that states that some elements of repair works. This include the rebuilding of to the right hand side elevation 1 (front elevation). However, the author of the report considers the building to be suitable for residential conversion. As such I am satisfied that the building is of permanent and substantial construction and as such the development is not considered to be inappropriate development. As such the proposal is acceptable in principle subject to other material considerations such as design and impact on ecology.

Design and Visual Impact

The Staffordshire Moorlands Design Guide states that the guiding principle behind the design of any conversions should be that the character of the original building and its setting should be respected and retained.

The proposed external alterations are considered to have an acceptable impact on the character of the barn subject to the use of appropriate materials. A condition will be attached to the permission requiring the roof lights to be conservation style roof lights and that any new windows/doors shall be timber framed and retained as such in perpetuity.

Ecology

Policy NE1 of the Local Plan requires that the biodiversity and geological resources of the District and neighbouring areas will be conserved and enhanced by positive management and strict control of development (and having regard to relevant ecological evidence).

Bat mitigation features have been recommended for the eastern farmhouse roof in the Bat Survey and Report 17 Aug 2019 by Jonathan Ayres and have been included on the revised plans- 'Elevations and plans as proposed' 2422- 006G dated 9 November 2022. Staffordshire Wildlife trust consider that these plans also show adequate mitigation features for bats and swallows in the barn to be converted. As such the development is considered to be compliant with policy NE2 subject to a condition requiring the development to be completed in accordance with the mitigation features and recommendations within the report.

Amenity

As the application property does not benefit from any immediate neighbours the development will have negligible impact on neighbour amenity.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

OFFICER RECOMMENDATION :

That planning consent be granted subject to conditions

Case Officer: Rebecca Bowers

Recommendation Date: 13.12.2022

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council