

DELEGATED DECISION REPORT

SMD/2022/0585
VALID DATE
01/11/2022

OLD HALL NURSERY,
ASHBOURNE ROAD,
BOTTOMHOUSE, LEEK,
STAFFORDSHIRE, ST13
7PN

REPLACEMENT OF UPVC
CONSERVATORY WITH
STONE WALLED ORANGERY.

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the character and appearance of the host dwelling and green belt

- Principle of Development
- Design and visual impact

DESCRIPTION OF SITE

The application site is Old Hall Nursery, Ashbourne Road, Bottomhouse. The property is part stone and part rendered, and clay tiles, two storey agricultural workers dwelling created from a 2005 barn conversion. The detached dwelling sitting within the grounds of the horticultural nursery and set back off the road with driveway to the front, a rear paved area, and lawned garden to the rear.

Land levels within the site gently slopes towards the rear boundary. There are no immediate neighbours and to the rear are open fields.

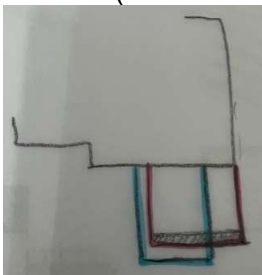
For the purposes of planning policy consideration, the application site is located within the Green Belt. The site is not within any Conservation Area and there are no listed buildings/structures or protected trees which need to be considered.

PROPOSAL

To replace the existing UPVC conservatory with rendered dwarf walls at the rear of the property, with an orangery extension of comparable size, with walls finished in natural stone.

The extension will have a tiled solid pitch roof with rooflights inserted. Materials will match the host dwelling.

The footprint of the extension will reposition, slightly reduce the projection out and widen – this results in minimal increase in footprint and massing considered de minimis (see hatched area)



The covering letter explains the design rationale is governed by the existing doors connecting into the main dwelling this has resulted in the extension wall being flush to the gable end of the house (rather than being stepped in) and the desire to centralise the roofline, something the current conservatory does not. The proposed extension uses natural stone, in contrast to the adjacent wall which is off white render. This and the natural lower eaves/ridge line still gives a subordinate appearance to the extension.

The space within the orangery extension will give the family a room that will be more useable as a dining room, this creates a balanced design.

The extension will sit off all site boundaries with all works contained within the site boundaries.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Areas Strategy
DC1 Design Considerations

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework 2021

Including sections -
2: Achieving sustainable development
6: Building a strong, competitive economy
9: Promoting sustainable transport
12: Achieving well-designed places
13. Protecting Green Belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2005/0342 Barn At, Barn At, Old Hall Nursery Single storey extension and conversion of barn to dwelling Planning Permission – Approved 18/03/2005

SMD/2004/0999 Old Hall Nursery, Old Hall Nursery Alterations, single
storey front extension and conversion of barn to dwelling Planning Permission -
Refused 21/12/2004

SMD/2004/1345 Old Hall Nursery, Old Hall Nursery Conversion of barn to
dwelling Planning Permission - Refused 21/10/2004

SMD/2001/0115 Old Hall Nursery, Old Hall Nursery Garage

SMD/2001/0103 Old Hall Nursery, Old Hall Nursery, Winkhill, Staffordshire, Leek,
ST13 7PN Erection of garage (revised submission) Planning Permission -
Approved (Prior Oct 2013) 03/05/2001

SMD/2000/0738 Old Hall Nursery, Old Hall Nursery, Winkhill, Staffordshire, Leek,
ST13 7PN Erection of Detached Double Garage Application Withdrawn
12/09/2000

SMD/1999/0138 Old Hall Nursery, Old Hall Nursery Domestic extension (revised
submission) Planning Permission - Approved (Prior Oct 2013) 08/11/1999

SMD/1999/0584 Old Hall Nursery, Old Hall Nursery, Non-illuminated sign
Planning Permission - Approved 21/09/1999

SMD/1999/0708 Old Hall Nursery, Old Hall Nursery, First floor extension
Planning Permission - Refused 30/07/1999

CONSULTATIONS

Publicity

Site Notice expiry date: 19 December 2022
Neighbour consultation period ends: 06/12/2022
Press Advert: N/A

Public Comments

No comments received during the consultation period

Town / Parish Comments

Ipstones Parish Council: No adverse comments, Recommend approval.

Severn Trent Comments

No objections. Informative as to how to access information sewer information via the website.

OFFICER COMMENTS

Principle of Development

Local Plan policy SS10 identifies the area as in the green belt where there is support in principle for a house extensions subject to good design and no adverse harm to the green belt. Whilst there are no 'in principle' objections to the application, all other

material planning considerations must be satisfied for the scheme to be supported and in this instance include design, visual impact, neighbour amenity, and parking.

The dimensions of the proposed extension is slightly larger than the existing conservatory – but the difference is modest and what is proposed is effectively a like for like replacement.

Design and impact on character and appearance of the locality

There are no concerns about the shape and size of the extension proposed in relation to either the existing dwelling or harm to the Green Belt. Because this is a replacement the status quo will remain the same in terms of visual and spatial impact on the green belt location.

Visually the extension will be improved with the natural stone and tile material finish.

Local Plan design 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.

The SPD guidance says that "Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the building's character (All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. The proportions of the extension will ensure that, as the conservatory currently does, it takes the form of a subordinate addition.

The addition of a rear extension will not result in any harm to the street scene or wider green belt location in terms of the resultant shape of the building. The proposed addition replaces the existing conservatory. There is minimal increased massing, and it will be viewed against the backdrop of the existing dwelling.

There would be no harm to the character and appearance of the area or conflict with the NPPF or Policies SS10 and DC1 of the Local Plan.

Amenity

The dwelling is positioned comfortably on a generously sized plot. The proposed addition would build over the footprint of the existing conservatory on the patio area and will have no bearing on the amenity space left available for the occupants to enjoy.

There are no nearby neighbours who will be adversely impacted through loss of amenity or privacy.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

CONCLUSION / PLANNING BALANCE

An acceptable design providing an energy efficient replacement of the old UPVC conservatory. No harm to character and appearance of the area or residential amenity.

For the reasons outlined above, it is recommended that the application is approved subject to conditions and informative notes.

OFFICER RECOMMENDATION: CONDITIONAL APPROVAL

Case Officer: Pet Twigg

Recommendation Date: 7.1.2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council