DELEGATED DECISION REPORT

SMD/2023/0048 **Valid 25/01/2023**	**JAYS BARN BRADLEY LANE** **BRADLEY IN THE MOORS** **ALTON**	**ERECTION OF A SINGLE STOREY SIDE EXTENSION** **(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 4.6m in width. The extension will have a pitch roof with a ridge lower than the host building. The proposed materials are brick and tile to match the host building.
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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/2021/0673 Erection of a single storey side extension to existing dwelling Refused 16/11/22.
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: 8/3/23
Neighbour consultation period ends:20/02/2023
Press Advert: N/A

Public Comments
No comments received within consultation period.

Town / Parish Comments

SMD/2023/0048. Jays Barn, Bradley Lane, Bradley In The Moors. Erection of a single storey side extension. The council voted to object to this application on the grounds of overdevelopment in the area with three councillors voting against the application, two councillors for the application and two councillors abstaining on the vote.

Severn Trent Water

Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property. However, due to a change in Legislation that came into force October 2011, there could be unmapped assets on the property that will enjoy the same protection as all our mapped assets.

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 and a recent application to extend the barn in a similar way to what is proposed was refused in November 22, (SMD/2021/0673)

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 would result in the extension being a highly prominent addition when viewed from Bradley Lane and FP (Alton 36).

The proposed side extension has unlike the last application has taken into account the arrangement and style of existing windows on the agricultural building. The materials are also now more appropriate being matching brick and tile. However, this does not outweigh concerns regarding the addition of a significant extension in percentage terms to this modest former barn

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 : REFUSE

Case Officer: Alan Lynch

Recommendation Date: 10/03/2023

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Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council