

DELEGATED DECISION REPORT

**SMD/2023/0120
VALID 06/03/2023**

**POOLSIDE FARM, TOP
ROAD, BIDDULPH MOOR,
STAFFORDSHIRE, ST8 7JP**

**PROPOSED SINGLE STOREY
REAR EXTENSION AND
ALTERATION (FULL -
HOUSEHOLDER)**

MAIN ISSUES

- **Principle of Development**
- **Design Considerations**
- **Impact upon Residential Amenity**
- **Highway Safety**

DESCRIPTION OF SITE

The application site lies relates to a dwelling which is located within the Green Belt as defined by the Local Plan policies map. The site relates to a detached dwelling which was approved as a barn conversion. The dwelling has an existing single storey extension to the rear. The dwelling enjoys a large rear garden while access is via a shared access from Top Road which leads to an off street parking area. There are agricultural buildings surrounding the dwelling.

PROPOSAL

This application proposes the construction of a single storey extension to the rear of the dwelling. The extension would project by 3.8m at a width of 1.4m. The extension would have a lean-to roof design, where the eaves height would match the existing extension at 1.9m, with a maximum height of 3.4m. The extension would be attached to the existing rear extension. The proposals would provide a w/c.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS10 Other Rural Areas Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

Supplementary Planning Guidance/Documents

Space About Dwellings
Design Principles
Staffordshire Moorlands Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

Section 13: Protecting Green Belt Land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2001/0142 - Domestic extension (revised submission) – Approved – 30/04/2001

SMD/2000/1174 – Extension to form sub lounge – withdrawn – 11/12/2000

SM98-0265 – Barn Conversion – Approved – 1998

CONSULTATIONS

Publicity

Site Notice expiry date: 06/04/23

Neighbour consultation period ends: 29/03/23

Press Advert: N/A

Public Comments

None received

Town / Parish Comments

Recommend approval

OFFICER COMMENTS

Principle of Development

The application proposes householder development, comprising an extension to a dwelling which is located within the Green Belt. Policy SS10 relates to development in the rural areas, including the Green Belt, and allows for extensions provided they are of appropriate scale in the context of the original dwelling. Criterion 6 of Policy SS10 states that development within the Green Belt will only be acceptable where it meets one of the exceptions set out in national policy.

The NPPF identifies that the construction of new buildings within the Green Belt will be considered to be inappropriate development and will only be allowed where it meets one of the exceptions identified within paragraph 149. Paragraph 149 allows for extensions, provided they do not result in disproportionate additions to the original building.

With regard to the proposed extensions, as set out above, the NPPF allows for proportionate extensions to the original building. There is no definition of

disproportionate in the Development Plan or NPPF, however it takes into consideration matters relating to footprint, floorspace, volume and visual appearance. The original dwelling was approved as a barn conversion in 1998 and has been subsequently extended with a single storey extension to the rear. The existing extension is modest in the context of the scale of the existing building, and clearly mathematically and visually proportionate. The proposed development is modest in overall footprint and volume and follows the visual design approach of the existing extension. The overall scale of the proposed extension, cumulatively with the existing extension, would remain wholly proportionate to the size of the original building.

Therefore it is considered that the proposals would not result in disproportionate additions to the original building, and as such represents an appropriate form of development within the Green Belt.

Design Considerations

Policy DC1 requires all development to be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. Development should *“be of a high quality and add value to the local area”* and *“be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance”*.

Policy DC3 states that development should protect and where possible enhance local landscape. Development which would lead to a prominent intrusion into the countryside should be resisted, while development which respects and enhances local landscape character should be supported.

The dwelling is a converted barn and as such retains an agricultural character. The dwelling has been extended previously with a single storey rear lean-to extension and has been sensitively designed in its context. The application proposes a further single storey extension which would be attached to the existing rear projection. The proposal would match the form and roof pitch of the existing rear projection which is considered to be the most appropriate design approach. The proposals would retain the agrarian character of the building and appear as an integral addition to the original use of the building. The proposals are modest in overall scale and the original dwelling would remain the dominant element. The subservience and design of the extension would mean that it would not appear incongruous or an alien addition.

Views of the extension from the surrounding countryside would be limited and in any event, for the reasons outlined above, it is considered that the proposal is appropriately designed for its context. No harm to the countryside or streetscene would arise from the proposals.

The application indicates that the extension would be constructed from materials to match which is necessary given the original use of the barn. The introduction of a rooflight is considered to be acceptable.

Amenity

Policy DC1 requires development to “*protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution*”.

The application dwelling is relatively isolated from other sensitive end users and is of modest scale. Therefore, the proposals would not result in any harm to the amenity of residential dwellings.

Highway Safety

The proposed development would not increase the number of bedrooms within the property or result in a loss of existing off street parking. As such no highway safety issues would arise from the development.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary

Recommendation Date: 20/04/23

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council