

DELEGATED DECISION REPORT

SMD/2022/0332 VALID 22/08/2022	ROSEBANK, HAY LANE, FARLEY, STAFFORDSHIRE, ST10 3BQ	TWO STOREY SIDE AND REAR EXTENSION IN ORDER TO ACCOMMODATE MASTER BEDROOM AND OPEN PLAN KITCHEN DINING (FULL - HOUSEHOLDER)
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MAIN ISSUES

- Principle of Development
- Design Considerations (inc impact on Heritage Assets)
- Impact upon Residential Amenity
- Highway Safety
- Impact on Biodiversity

DESCRIPTION OF SITE

The application site relates to a detached dwelling, which is located within the open countryside as defined by the Local Plan policies map. The site relates to a two storey detached dwelling within the settlement of Farley. The site lies within the Churnet Valley Masterplan Boundary and lies within the Farley Conservation Area. The dwelling has been extended previously with a two storey flat roof rear extension and single storey flat roof garage extension to side. Parking is located to the front of the dwelling with amenity space to either side and to the rear.

PROPOSAL

The application proposes the construction of two storey side and rear extension. The extension would project to the side of the existing two storey rear projection (and include adding a pitched roof to this existing feature). The extension would step down to the side to include a lower single storey element. The scheme includes the removal of the existing, large, flat roof double garage to facilitate the side extension. The proposals would provide a kitchen/dining room at ground floor and an additional bedroom at first floor.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS9 Smaller Villages Area
SS10 Other Rural Areas Strategy
SS11 Churnet Valley Strategy
DC1 Design Considerations

DC2 The Historic Environment
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources
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 15: Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1979/0984 – Erection of Garage – Approved – 12/09/79

CONSULTATIONS

Publicity

Site Notice expiry date: 15/12/22
Neighbour consultation period ends: 14/12/22
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

No comments received.

Conservation Officer – Further Comments (04/01/2023)

Further to my original comments dated 07/10/2022 and regarding email ref: /1690/20221213-83523- 945 with respective revised drawings: Elevations options proposed and 1690-13-100-0513 proposed, I am content with 'option b' as outlined on the former. The revised scheme is more legible as a secondary element to the original modest dwelling and therefore now understood to be an enhancement.

No objection.

Conservation Officer – Initial Comments (07/10/2022)

Objection.

The scheme demonstrates an overbearing extension adjacent to the modest principle dwelling of Rosebank. The location of the site is fairly exposed and the immediate rural vicinity of Rosebank is quite intimate in this portion of the Conservation Area.

The principle dwelling of Rosebank is visually at odds with the extension, with the proposed newer portion seeming to be unbalanced and competing.

Though the material palette seems to have been considered, it is recommended the design and scale of the extension be revised, in order to create a more respectful and therefore successful intervention within the Conservation Area.

Staffordshire Wildlife Trust - Final Comments (14/06/2023)

SUMMARY –No objection subject to conditions.

Secure via condition should approval be granted:

1. Development to be carried out in accordance with the Preliminary Bat Roost Assessment and Bird Survey Version 1.1 dated 16th May 2023 by Chris Smith
2. Details of new bat and bird features
3. Lighting scheme if required.

Revised Preliminary Bat Roost Assessment and Bird Survey Version 1.1 dated 16th May 2023 by Chris Smith

The report now clarifies that the main roof of the house where there is a bat roost, and access points, will not be affected as long as access points are retained and precautionary methods are used for the construction to avoid impacts to bats. The Agent has confirmed via email (16 May 2023 that the wooden shutters are imitation shutters that are screwed to the brickwork. The shutters are all flush with the walls and provide no places of shelter for bats. No further action required; all works to the building would be subject to submitted bat precautions. Ideally additional lighting will not be installed, but if required, a bat sensitive lighting plan will be required, in line with current best practice to specify low lumen/ high warmth lights and avoid light spill. In order to provide a small biodiversity net gain for bats and birds, two roof bat access tiles access point should be built into the new extension, along with a house sparrow terrace box and swift bricks at an appropriate position. Details may be secured via condition. If possible landscaping should include climbing plants such as honeysuckle which attract night flying insects for bats.

Staffordshire Wildlife Trust - Further Comments (09/03/2023)

SUMMARY – More information required Preliminary

Bat Roost Assessment and Bird Survey dated 15th February 2023 by Chris Smith
The submitted report states that: *'There was bat dropping evidence of bats using the roof space of the dwelling as a place of shelter. There is a roosting opportunity in the building at the soffits where there is access at the eastern elevation.'*

'The extension of the dwelling will affect a place of shelter for bats if the roof space is disturbed or affected by the proposed extension. The current proposal will affect the roof on the northern elevation. Emergence surveys are required to determine how many bats are using the building and how often. A license from Natural England will be required to undertake the extension.'

It is not clear that the proposals will impact the roof, although repairs may affect soffit access. Clarification is required. If impacts to the roof roost can be avoided, a further survey may not be necessary. The report does not show that the window shutters were examined for bat roosting evidence- these are to be removed and bats can use these wooden structures as they provide a good shelter feature. The shutters need to be checked for bats or retained in situ.

Staffordshire Wildlife Trust - Initial Comments (09/03/2023)

SUMMARY – HOLDING OBJECTION - There is currently insufficient information to determine the full ecological impact of the application and to demonstrate there will be a biodiversity net gain, where possible.

Preliminary Bat Roost Assessment (PRA)

Due to the building age, type and location, the site is considered to have bat roost potential, in line with guidance in the Planning Application Validation: Staffordshire Requirements for Biodiversity and Geological Conservation 2011 which can be found here: <https://www.staffordshire.gov.uk/environment/Environment-andcountryside/biodiversity/Documents/0030703233Planningapplicationvalidationbiodiversit.pdf> Proposed works to roof spaces/ walls would impact bat roosts if present, and therefore a PRA (and possibly further bat survey) is required to inform the application, before determination. Nesting birds also need to be considered, as well as potential precautions for other protected species such as great crested newts if likely to be present in the area.

OFFICER COMMENTS

Principle of Development

The application proposes the construction of an extension and works to a dwelling which is located within the countryside, as defined by the Local Plan policies map. The dwelling lies outside of any countryside settlement. Policy SS10 is relevant and allows for 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.

The principle of householder development in this location is therefore deemed to be acceptable. However, this is subject to the main consideration in this regard, as to whether the development is of an appropriate scale and design which does not have a detrimental impact on the existing dwelling and the character of the rural area, and also including the effect on heritage assets. Other considerations relate to whether the development would result in any amenity issues and give rise to any highway safety and biodiversity concerns.

Design Considerations

Policy SS11, states that support will be given to development which enhance, protect and interpret the landscape character. SS11 goes on to state that *“any development should be of a scale and nature and of a high standard of design which conserves and enhances the heritage, landscape and biodiversity of the area”*, and that *“the consideration of landscape character will be paramount in all development proposals in order to protect and conserve locally distinctive qualities and sense of place and to maximise opportunities for restoring, strengthening and enhancing distinctive landscape features”*.

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 Staffordshire Moorlands Design Guide SPD, at 5.5, states that extensions should harmonise with the parent building. Extensions should respect the dominance of the host property and be subordinate to it by setting the extension back and keeping the eaves and ridge lower than the parent building.

The Design Principles for Development SPG provides further design guidance on extensions (pages 2.4 to 2.8). This states that extensions should be subordinate to the existing building, and that the size and shape of the extension should respect the height and proportions of the existing house. The SPG confirms that the ridge height should be lower than existing, and certainly no higher. The SPG advises that side extensions should be set back.

The site also lies within the Alton and Farley Conservation Area, while there are also Listed Buildings located within the surrounding area. Policy DC2 states that the Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment

The application proposals relate to a two-storey side and rear wrap around extension to a two storey detached dwelling. The extension would replace the existing large single storey flat roof side projection. The proposed two storey side extension would be set back from the front elevation and have a reduced ridge height compared to the existing property. The proposed side extension, due to its set back, and reduced

ridge heights, would appear as a subservient addition to the host dwelling in this regard and is considered to be of appropriate scale.

To the rear, it is proposed that the extension would incorporate a pitched roof to the existing flat roof two storey projection. The overall ridge height would be set lower than that of the existing and, again, would be subservient in this regard.

The pitch of the roofs would match the existing dwelling and as such the form of the extensions are deemed to be appropriate. Proposed windows to the front elevation would be in proportion with existing openings and would be positioned so that they align. A largely glazed elevation is proposed to the gable elevation. While this would not be consistent with the design approach of the host dwelling it would not cause unacceptable harm given its discrete siting. It is proposed that the extensions be constructed from materials to match the host dwelling while the Heritage Statement confirms that windows would be timber.

It is not considered that the proposed development would cause unacceptable harm to the character and appearance of the host dwelling.

Amended plans have been received during the application which have addressed the concerns that were raised by the Conservation Officer. The Conservation Officer now considers that the proposed extensions would represent an enhancement to the Conservation Area. The removal of the unsympathetic flat roof side extension and creation of a pitched roof to the flat roof addition are considered to be welcome additions to the dwelling. Therefore it is considered that the extensions would conserve and enhance the heritage asset, while there would be no adverse impact on the setting of any nearby heritage assets.

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”*.

There are no residential properties located on the land immediately adjacent to the site which would be affected by the proposed extensions. As such no overbearing, overshadowing or loss of daylight issues would arise. Nearby properties within the area would not be affected by the proposals through loss of privacy or overlooking due to the distances, and the presence of existing landscape features.

An acceptable level of private amenity space to serve the dwelling would be retained.

Highway Safety

There would be an uplift in bedrooms arising from the development which would also remove existing garage space. Notwithstanding this, the dwelling has sufficient off street parking to serve the dwelling and is deemed to be acceptable. No highway safety issues are therefore anticipated.

Impact on Biodiversity

Concern was initially raised by Staffordshire Wildlife Trust that the extensions would have the potential to affect protected species and/or their habitats, particularly with regard to bats, due to surrounding landscape characteristics. As such a preliminary ecological appraisal was requested. Ecology reports have been carried out which identify the site is in use by bats. However, further clarification has confirmed that subject to precautionary measures, the development would not affect on site habitats. As such, subject to conditions, SWT have confirmed that they have no objection to the proposed 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: 26/06/23

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council