The Planning Inspectorate

Appeal Decision

Site visit made on 28 July 2023

by K Ford MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 August 2023

Appeal Ref: APP/B3438/D/23/3320629
Jays Barn, Bradley Lane, Bradley in the Moors, Alton, Staffordshire ST10 4DF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mrs C Babb against the decision of Staffordshire Moorlands District Council.
- The application Ref SMD/2023/0048, dated 21 January 2023, was refused by notice dated 20 March 2023.
- The development proposed is erection of a single storey side extension.

Decision

1. The appeal is allowed and planning permission is granted for the erection of a single storey side extension at Jays Barn, Bradley Lane, Bradley in the Moors, Alton, Staffordshire ST10 4DF in accordance with the terms of application reference SMD/2023/0048, dated 21 January 2023 subject to the following conditions:

   1) The development hereby permitted shall begin no later than 3 years from the date of this decision.

   2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

   3) The development hereby permitted shall be carried out in accordance with the following approved plans: drawing numbers R0187-001 P0 and R0187-002 P2.

Main Issue

2. The main issue is the effect on the character and appearance of the area.

Reasons

3. The appeal site is a linear former barn converted into a residential property located in a prominent position immediately adjacent to the road. The surrounding area is characterised by agricultural fields and there is a substantial farmhouse opposite. There are signs of domestication of the barn but its simple shape and small size along with its location mean that it retains the distinctive character of a former barn in a rural setting.

4. The proposal would maintain the linear form of the existing barn and would utilise matching materials and fenestration. Whilst the original building is small, the proposed extension would not be disproportionately large. The extension would also be set down and set back from the main building and as such the overall size and massing of the development would be acceptable, despite being visible from Bradley Lane.

5. The development would not harm the character and appearance of the area. As such it would not conflict with the part of policy DC1 of the Staffordshire Moorlands Local Plan (Local Plan) that requires new development to respect the site and surroundings and promote a positive sense of place and identity through amongst other things scale, siting, character and appearance. It would also not conflict with the part of Policy SS10 of the Local Plan which only permits extensions where they would not have a detrimental impact on the character of the area and give priority to the need to protect the quality and character of the area.

Conditions

6. In addition to the standard condition which limits the lifespan of the planning permission I have specified the approved plans for the avoidance of doubt and in the interests of proper planning. A condition relating to matching materials is necessary to ensure that the appearance of the new development would be satisfactory and integrate with the character and appearance of the host dwelling and surrounding area.

Conclusion

7. For the reasons identified, I conclude that the appeal should be allowed.

K Ford

INSPECTOR