DELEGATED DECISION REPORT

SMD/2023/0252 **Valid 18/05/2023**	**HOLLY GROVE FARM MAIN ROAD HOLLINGTON**	**PROPOSED EXTENSIONS AND ALTERATIONS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Scale of the extension.
- Neighbour amenity.
- Parking

DESCRIPTION OF SITE

The application site is Holly Grove Farm, Hollington. A detached traditional farm house location away from other houses. The house has been extended at numerous times. The house is away from any public road in its own grounds and it has several outbuildings. The house is outside any development boundary in the open countryside. There is a footpath which runs about 200m away from the rear elevation.

The ground level of the site and of the land near the site slopes down north to south gently.

PROPOSAL

The application house is proposed to be extended in three places. A first floor is to be added above an existing ground floor. A conservatory type building is to added to the rear of the property and an existing side conservatory is to be demolished and rebuilt larger.

Planning permission is sought for the erection of a first floor extension will have a gabled roof matching the house and will be approximately 3.4m by 4.6m. The eaves height of the expanded part of the house will be 4.0m and the ridge 6.3m (all dimension are approximate).

The flat roofed rear conservatory type structure will be 3m by 5.6m ground floor. The eaves height will be 2.6m it will have a lantern window. (all dimension are approximate).

The side conservatory type structure will be 2.8m by 4.3m. The eaves height will be 2.6m and will have a lantern window. (all dimension are approximate).

The plans indicate that the first floor will be used as a dressing room en-suite.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SS1 Development Principles
SS10 Other Rural Areas Strategy
SD1 Sustainable Use of Resources
DC1 Design Considerations
National Planning Policy Framework
Section 13 protecting Green Belt Land
Supplementary Planning Guidance
- Space About Dwellings
- Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2008/0814 Change to roof line of outbuilding refused in 2008.
SMD/1998/1117 Works to outbuildings Approved
SMD/1997/0302 Works to outbuildings Refused
SMD/1987/0365 Extension to house Approved

CONSULTATIONS

Publicity
Site Notice expiry date: 6 July 2023**.**
Neighbour consultation period ends: 17 June 2023

Public Comments
None received .

Parish Council:
Proposal sound if it accords with policies.

OFFICER COMMENTS

Principle of Development
As the application site is located in the open countryside and outside the Green Belt. The form of the application there are no objections 'in principle' to the development subject to all other material planning considerations being satisfied. In this instance the matters to consider are effect on the openness of the countryside, design, visual impact, neighbour amenity and parking.

Design
The applicants have the proposed a first floor element on an existing ground floor. The style of the pitched roofed extension is in character with the existing dwelling. The extension is subservient to the mass of the house. This appears to be acceptable.

The conservatory type structure to the rear is of a design while not being in character with the character of the house but is a form of development which is commonly added to domestic properties.

The conservatory type structure to the side is of a design while not being in character with the character of the house but is a form of development which is commonly added to domestic properties. This will replace an extension of similar design.

For these reasons it is considered that the design of the proposed extensions are acceptable. Furthermore, the applicants are proposing to build the extension were possible using matching materials. For these reasons it is considered that there would not be any significant visual impact.

Scale of the development

The local plan in policy SS10 indicates that the

"Allowing 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 Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred;"

The original house would appear to have had a floor area of approx. 173 Sqm. Additions up to now have had a level of extension of approximately 150 Sqm. The current extension will increase the floor area by a net 34 Sqm.

The three extension need to be considered separately.

The rear conservatory appears to be permitted development (it appears to be attached to the rear of the original structure of the house and is small enough to be permitted development.) Thus the refusal of the application on the grounds of effect on the rear conservatory would not be sustainable.

The side conservatory is a small addition with only a net approximately 5sqm to the floor building. It is located in a position that is screened and is single storey.

The first floor addition is different and adds 15.6sqm at first floor level to the mass of the building. The extension is subservient to the house and while a significant cumulative addition it is not seen as causing a level of visual expansion that will cause significant harm to the character of the house or the area.

The building is located away from other properties and not visible from the public realm apart from a public footpath approximately 200m away.

While the house has been extended considerably the additional expansion it is not considered to justify the refusal of the application on the over expansion of the house.

Neighbour amenity

The house is located in an isolated location far from any neighbouring properties and views from the windows in the extension will have no real effect on the amenity of any neighbouring properties.

Parking

The dwelling will not gain any extra bedroom and no potential parking space will be lost. The house as it existed at the time of the site visit had large parking area with space for easily more than 4 cars. For a four bedroom house three off road spaces are required in the councils parking guidance.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that the application is approved subject to conditions relating to materials.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Alan Lynch
Recommendation Date: 26/07/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council