

DELEGATED DECISION REPORT

SMD/2023/0198
Valid 05/05/2023

CROSS FARM MAIN ROAD
HOLLINGTON

**FIRST FLOOR EXTENSION
WITH ALTERATIONS TO THE
EXISTING ROOF LAYOUTS
INCLUDING A NEW DORMER
JULIET BALCONY.
RENDERED FINISH TO
PROPERTY.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle
- Impact on neighbour amenity
- Impact on visual amenity
- Impact on setting of listed building
- Highway safety

DESCRIPTION OF SITE

The application relates to a detached dwelling located within Hollington. The site forms part of a group of agricultural/stable buildings. The property itself benefits from a detached garage with parking to the front with a private wrap around garden. The site is not located within any areas of designated interest but is located adjacent to Yard Farmhouse a Grade II listed building.

PROPOSAL

Consent is sought for the erection of a first floor extension to the rear of the dwelling to provide a ensuite and walk in closet. The extension would form a dual pitch roof and would largest section of the extension would project beyond the rear wall of the dwelling by 4m and measure 4.8m in width. The smaller section would measure 2.2m in width and project beyond the rear wall by approximately 3.7m. Each gable will benefit from a single window with Juliet balcony and the east elevation of the extension also proposes a Juliet balcony. The existing Juliet balcony on the east elevation of the dwelling will be already to provide a larger glazed window extending into the roof apex with a Juliet balcony.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

SS1 Development Principles
DC1 Design Considerations
T1 Development and Sustainable Transport
DC2 The Historic Environment

National Planning Policy Framework

Section 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2015/0779- Proposed part single, part two storey front and side extension- approved with conditions

SMD/2020/0338- Conversion and extension to storage building to form residential dwelling- Refused and appeal dismissed

SMD/2020/0736- Conversion of existing storage building to form residential dwelling- Refused

CONSULTATIONS

Publicity

Site Notice expiry date: 29.06.2023
Neighbour consultation period ends: 06.06.2023
Press Advert: N/A

Public Comments

None received within consultation period.

Town / Parish Comments

Checkley Parish Council have no objection to the development.

Severn Trent Waters

No objection

SCC PROW

No objection

Staffordshire County Council Highways

No objection

Conservation Officer

Neutral heritage impact

OFFICER COMMENTS

Principle of Development

The application property is located within the development boundary for Hollington. The Local Plan identifies Hollington as a smaller village. Policy SS9 states that These settlements shall provide only for appropriate development which enhances community vitality or meets a social or economic need of the settlement and its hinterland. Development shall also Ensure that new development reflects and enhances each village's special character and heritage by protecting and enhancing the setting and historic character of the village, including heritage assets.

In particular the adjacent Grade II listed building. As the development relates to an extension within the residential curtilage of the property the principle of the development is accepted subject to an assessment of its impact on the setting of the Grade II listed building, visual amenity and neighbour amenity.

Impact on Visual Amenity and Design

Policy DC 1 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.

The application proposes the erection of a first floor extension to the rear of the dwelling. Due to the extension being sited on the rear of the dwelling and the fact that the dwelling is set back from the road the development would not be visually prominent. The property has been previously extended in the form of a two storey side extension. This extension would increase the size of the dwelling even further. Even though the extensions when compared to the original dwelling have increased the footprint of the dwelling a significance amount is it considered that the application site plot is considered capable of accommodating a larger dwelling and does not look out of keeping. When compared to the existing dwelling the extension respects the design of the dwelling proposes additional gable extensions and proposes to be constructed in matching materials. As such the development is considered to have an acceptable impact on the visual amenity of the area and the character of the dwelling.

Impact on the setting of a Listed Building

Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Councils Conservation Officer originally had concerns with the scheme due to the development proposing a balcony and it was considered that this would be intrusive when seen in context with the listed building, Yard Farmhouse. However the applicants agent clarified that the balcony does not project further than the

existing gable and therefore the Conservation officer considered the development to have a neutral impact on the setting of the listed building.

Amenity

The application proposes an extension to the rear of the site, to the north east corner. The neighbour with the most potential to be affected by the development is Yard House Farm. The proposed extension would introduce two additional first floor windows that would face the private amenity space to the rear of this neighbour. This private amenity space is already overlooked by the existing window serving bedroom two and the proposed development would not bring the built form of the application site any closer to this neighbour as the extension does not project beyond the existing gable. The Council SPD recommends 22m between opposing principal windows. In this case on average 20m will be achieved to the rear of Yard House Farm. However, the windows are not directly opposing and on this basis, the separation is found to be acceptable. As such when compared with the existing situation it is considered that the development would have an acceptable impact on this neighbour.

Highway Safety

The proposal is to construct a first-floor extension to provide an ensuite and walk in closet to bedroom 1. The proposal does not increase the footprint of the property which will remain at 3 bedrooms. It is considered the proposal will not have a detrimental impact on the adopted highway.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Rebecca Bowers

Recommendation Date: 18.09.2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council