

Mr. C. Johnston
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

5th December 2023

Dear Chris

PROPOSED REAR EXTENSIONS – APESFORD FARMHOUSE, 1 APESFORD LANE, BRADNOP

I refer to our site meeting of 18th July 2023 in connection with the above matter.

On behalf of my client Mr. J. Harrison I would be grateful if you would find enclosed a householder planning application that proposes the erection of a part two storey, part single storey rear extension to the existing farmhouse at Apesford Farm.

The application site is located within the rural area wherein policy SS10 of the Local Plan allows for extensions 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 policy also states that the Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.

A review of historic Ordnance Survey maps serves to confirm that the building as it stands today is constitutes the original building, and the proposed extensions to the rear will be proportionate in size to that original building, encompassing only a modest increase in floor space (42m²). The front elevation of the building will be unaltered by the proposed extensions, which are to be consolidated to the rear of the building where they will be well screened from public view.

The extensions will have a subservient relationship to the host dwelling, with ridge line of the resultant rear outrigger sitting comfortably below the ridge line of the main part of the dwellinghouse. A complimentary palette of materials is also proposed in order to safeguard the character and appearance of the dwellinghouse.

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The design and elevational treatment of the extensions has been altered following our pre-application discussions in order to provide a symmetrical arrangement of windows in the gable end. The bi-fold doors at ground floor level in the side elevation will continue to be screened by the presence of the adjacent buildings. The proposed extension is consequently held to meet the requirements of policies SS10 and DC1 of the Staffordshire Moorlands Local Plan.

The proposed extensions to the farmhouse are to be consolidated to the rear / east of the building where they will not have any adverse impact on any neighbouring properties, the nearest being the approved residential conversions to the west on the opposite side of the farmyard. No conflict with policy BE1 of the Local Plan will arise as a consequence.

Having regard to the above considerations we submit that there is a compelling case for planning permission to be granted for the proposed development. We trust this proposal will meet with your approval, but should you have any queries or concerns then please do not hesitate to contact me.

Yours sincerely

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