

DELEGATED DECISION REPORT

SMD/2023/0624
Valid 05/12/2023

APESFORD FARM HOUSE 1
APESFORD LANE
BRADNOP

ERECTION OF PART TWO
STOREY / PART SINGLE
STOREY REAR EXTENSIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- The impact on the character and appearance of the area
- The impact on residential amenity

DESCRIPTION OF SITE

The site is within the countryside (but not in the Green Belt) about a mile to the south-east of Bradnop village. It comprises a traditional stone 3-bed farmhouse on the south side of Apesford Lane. It is reached via a farm track off the lane and there are a number of farm buildings a close distance to the west and south. The front elevation of the farmhouse faces west where the farm access track continues to other farm buildings. This is also a Public Right of Way. There is a traditional stone shippon (barn) attached to the north side wall of the house with the same roof form, materials and height as the dwelling. There are two other farms immediately to the west of the property.

PROPOSAL

This is a householder planning application for a two-storey rear extension to the farmhouse which would also have a single-storey side lean-to element forming a catslide roof. It would replace an existing two-storey rear outrigger. It would have the same gable ended form as the outrigger and the same projection but would be wider and would have a slightly higher roof ridge but similar roof slope angles. It would be finished with matching stone for the walls and Staffs Blue tiles for the roof. This is part of a scheme of refurbishment and modernisation for the house which would also involve new replacement front windows of the same shape, design and positions as the existing but four new windows in the existing south side elevation (where there is currently one upper floor window). All other existing lean-to's, attached stores and outbuildings to the rear of the farmhouse and shippon would be removed. The farmhouse would remain with three bedrooms.

An additional site plan was later submitted to show the route of nearby Public Rights of Way.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted Sep 2020)

DC1 Design Considerations

National Planning Policy Framework (December 2023)

Section 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 29.1.24

Neighbour consultation period ends: 29.1.24

Press Advert: 14.12.23 (due to the presence of Public Right of Way within the site).

Public Comments

A nearby neighbour has written in with no comments on the design but requests that building works are restricted to the standard working hours and that dust measures are put in place.

Bradnop Parish Council

Accepted as the scheme would amount to an improvement but commented that several previous changes of use and extensions to other buildings at the farm should be taken into account.

SCC Public Rights of Way Section

Request that the route of an adjacent public footpath is shown on the plans.

Peak & Nothern Footpaths Society

Note the close presence of the public footpath and advise that this is not affected by construction works and kept safe for all users.

Ramblers Society

Asks that every care must be taken to protect users of the public footpaths.

OFFICER COMMENTS

The rear of the farmhouse is visible from the road but at a considerable distance. There is also a Public Footpath which runs along the farm track, passing the front of the farmhouse and continuing in a southerly direction. The rear elevation is well screened from the path by other farm buildings to the north and south. The new

extension would be wider than the outrigger to be replaced but would not project any further to the rear. From the road and public footpath it would not appear harmfully prominent or intrusive in the landscape. The form (including roof form), height (slightly lower than the main roof ridge) and overall size of the extensions together with the materials would harmonise with and respect the dominance of the farmhouse and would not be visible when viewing the primary elevation to the front of the farmhouse. The window, door and rooflight sizes and designs would also respect the traditional form and appearance of the farmhouse including the four new windows on the existing south side elevation, with the exception of the bi-folds to the side of the new extension but these face a farm outbuilding to the south and would not be visible from the public realm or from other residential properties.

In response to the Parish Council, whilst a number of other buildings on the farm have approvals for residential conversions and extensions, this current proposal would not cumulatively lead to any harmful overdevelopment of the overall farm. Overall, the proposal would not harm the character and appearance of the area.

The extensions would project in the opposite direction to the nearest dwellings which are to the west of the site and would therefore not be visible from those properties and therefore not lead to any loss of light or privacy affecting the neighbours. There would be no harms to the residential amenities of the area.

The Public Right of Way is immediately to the front of the farmhouse, along the farm track. It would not be affected by the proposed extensions which are to the rear. However, an informative can be added requesting that it is not blocked and that the safety of all users is protected during the construction works. Construction vehicles would be likely to use the farm access but then this has also traditionally been used by other large vehicles associated with a working farm.

With regard to the comments from the neighbour, another informative will be added requesting the developer adhere to normal working hours and apply dust control measures to protect the neighbours from noise and nuisance.

CONCLUSION / PLANNING BALANCE

The proposal will not harm the visual or residential amenities of the area and would therefore comply with the Council's Local Plan and the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 30.1.24

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council