

DELEGATED DECISION REPORT

SMD/2024/0049
Valid 30/01/2024

NEW CLOSE FIELDS
HOUSE ADDERLEY
CHEADLE

SIDE AND FRONT EXTENSION
TO EXISTING DETACHED
DWELLING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on Green Belt
- Impact on the character and appearance of the host dwelling and the area

DESCRIPTION OF SITE

The dwelling is situated on the farm complex at New Close Fields Farm at the end of an unmade track (which coincides with public footpath Dilhorne no. 8) that joins 'The Hollow' and the hamlet of Adderley to the east. The farm and dwelling, in the Green Belt, is surrounded by farmland countryside.

Unable to identify the planning history for the dwelling, it is of rather unique design and character which is difficult to date. It is obviously post war, historic maps confirm. It is built from red brick with plain clay roofing tiles.

Essentially a dormer bungalow with a very steep high ridged roof, there is a cut away corner section to the front/south west elevation, that faces the farm yard, where the roof become asymmetrical to provide two storeys in a recessed timber clad part of the elevation. The north east elevation faces open countryside and has two box dormer windows in the very deep roof section.

PROPOSAL

The proposal to provide an extension to the side and front of the existing detached dwelling to form a new kitchen/family room arrangement and entrance porch feature. A previous application was refused in September 2023 (ref. SMD/2023/0304)

This revised proposal would still fill in the cut away section to the south west elevation and add enlargement that would extend from the side wall of the original dwellinghouse. However, with this revision the proposed footprint has been reduced cutting the side elevation back at the front which in turn would set the roof line down and back from that of the original dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives

SS1 Development Principles

SS10 Other Rural Area

DC1 Design Considerations
DC3 Landscape Character
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2023/0304 Extension to dwelling. Refused.

CONSULTATIONS

Publicity

Site Notice expiry date: 22/03/2024

Neighbour consultation period ends: 22/03/2024

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Dilthorne Parish Council: No Objection

Staffordshire County Council Highways

No Objection

OFFICER COMMENTS

Impact on Green Belt

The dwelling is in the Green Belt. In the absence of identifiable planning history it is assumed that the building as it stands is 'original' for the terms of the NPPF. In the Green Belt development is inappropriate and, by definition, harmful unless it is provided for by one of the exceptions that appear on the closed lists at paras 149 and 150 of the NPPF. Any harm to the Green Belt should be given substantial weight and planning permission should not be granted unless 'very special circumstances' clearly outweigh the harm to the Green Belt and any other harm that results from the development.

One such exception is the alteration or extension of a building that does not result in disproportionate size increase over and above that of the original building.

The proposal would fill in the cut away section to the south west elevation and add to the side wall of the dwelling with enlargement that would extend no more than half the width of the original dwelling. The previous application proposed an increase of 63% to the footprint area of the original dwelling. This proposal cuts the footprint back at the front and makes some reduction to area, it would now result in a 53% increase to footprint. With this application volume calculations are provided that suggest in terms of volume the proposed addition would only add 33%.

Moreover, in the intervening period between applications the applicant made enquiry confirming that a large side addition could be made of similar footprint under permitted

development rights without planning permission. Such development could be similarly as large but not necessarily as well designed.

Overall, those are considerations that weight in favour of this revised proposal.

Design and Impact on Character and Appearance of the Area

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 (Local Plan Policy DC1). The SPD guidance says that

“Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the building's character (All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help”.

The form, shape and character of the original dwelling is distinctly identifiable as a dwelling of curious, but well-proportioned character.

Unlike the previous proposal that would have squared out the shape and footprint of the dwelling at the expense of its character and design, this proposal introduces set back and an arrangement of shape that would be subordinate to that of the original dwelling. The cut back would in turn sit the roof ridge down and behind that of the original dwelling.

With revision the proposal represents improved design that would be respectful of the subordinate, simple form and character of the dwelling. The resultant dwelling would not appear as significantly more intrusive in the countryside, landscape character would not be harmed in those regards.

The proposal would respect the character and appearance of the area and that of the locally distinct area. The development would not harm the character and appearance of the original dwelling and that of the area. It would comply with Local Plan policy SS10, DC1 and DC3 and the SMDC design guide in those respects.

Amenity

There are no nearby properties which would be adversely affected. The Location Plan shows that the applicant owns much of the surrounding land. The extension is on the opposite side of the house to the nearest neighbours.

CONCLUSION / PLANNING BALANCE

Development in the Green Belt that would be less harmful overall than development that might be carried out under permitted development provisions. The revised development would respect the form, shape and character of the original dwelling. There would be no conflict with policies SS10, DC1, DC3 of the SMDC Local Plan and the SMDC Design Guide and the terms of the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 25/03/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council