

DELEGATED DECISION REPORT

SMD/2024/0200
Valid 08/05/2024

SMITHY FARM DIAL LANE
CONGLETON

APPLICATION FOR THE
VARIATION OF A CONDITION
2 IN RELATION TO
APPLICATION SMD/2021/0066

(FULL - MINOR)

MAIN ISSUES

Impact on the Green Belt, character and appearance of the area and the significance of a non-designated heritage asset.

DESCRIPTION OF SITE

Included on the County's record of historic farmsteads. One of a cluster of farms on Dial Lane, Biddulph. Smithy Farm is laid out around a loose, three-sided yard with detached farmhouse set long side on to the yard. Double fronted stone and tile cottage parallel to the road. The farmstead is in the Green Belt essentially between the towns of Congleton to the north west and Biddulph to the south or, further out, Leek to the south east. It is served by Dial Lane a mid18th century turnpike road which connected the towns of Ashbourne, Leek and Congleton. The farmstead forms a little cluster of properties with the two farms and three terraced cottages on the opposite side of the road. However, the land to the rear is open farmland countryside running to a woodland edge. At the rear the original elevation is a simple ground floor lean to conservatory at ground floor.

Extension development carried out to the dwelling, permitted under planning permission SMD/2021/0066 is nearing completion:

- A two-storey side extension to the east, the first storey provided within roof space with rear facing dormer windows;
- A rear extension replicates the size and form of the original dwelling and sits behind it with a parallel roof line, connected with a valley gutter and a central roof section to form an H arrangement;
- and, one single storey side extension to the west. A tin sheet open fronted tractor shelter replaced with an open fronted timber clad double garage and workshop building.

PROPOSAL

The application seeks a differing permission for the development granted under SMD/2021/0066 to have a varied condition 2 (plan condition) to permit a revised plan that would include a small side extension to the eastern elevation that would sit in the inside corner at the rear of the old farm outbuilding to the front of the dwelling (to be

converted as living accommodation under permission SMD/2022/0041) and the side of the small linking section that adjoins the outbuilding to the dwelling.

The addition would be 2.8m by 2.4m to provide a bathroom and have a small full pitched roof. The addition would be built from matching stone and tile roof.

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
DC2 Historic Environment
DC3 Landscape character
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

78/05786/OLDDC alterations and extension to kitchen. Approved (not implemented)
SMD/2020/0100 Two storey rear extension. Refused.
SMD/2020/0517 Two and single storey side and rear extensions, replacement garage. Refused.
SMD/2021/0066 Two and single storey side and rear extensions, replacement garage. Approved.
SMD/2022/0041 Change of use of farm outbuilding to living accommodation. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 3rd July 2024
Neighbour consultation period ends: 3rd July 2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No adverse comments

SCC Archaeology

No comments to make

Severn Trent Water

No longer comment on household extension proposals

OFFICER COMMENTS

Green Belt Impacts

The property is in the Green Belt where development is inappropriate and, by definition, harmful unless it is provided for by one of the exceptions in the lists that appear at paragraph 154 and 155 of the NPPF. The exceptions that might be relevant to this case includes the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building.

With consideration of the previous planning application, it was acknowledged that the extensions now permitted and carried out would disproportionately increase the size of the original cottage, and the development would be inappropriate and harmful to the Green Belt. It was calculated that the permitted extensions would add 75 sqm of footprint to the original dwelling that had a footprint of 78sqm. However, it was conceded that the applicant had demonstrated an intent and ability to add a total of 152sqm to the footprint under the provisions of the GPDO in a manner that would not be as well designed and relatable to the character of the original cottage. This was a matter that weighed in favour of the application proposal and permission was granted.

The small addition proposed with this variation is single storey and add just a further 6.7 sqm to the footprint – inconsequential in terms of further size increase and Green Belt impact, and still a lot less than what might have otherwise have been permitted under the terms of the GPDO.

There is no reason on Green Belt ground to refuse the planning permission.

Design and Impact on character, appearance and heritage of the rural area

To accord with the strategy an extension to an existing dwelling must be appropriate in scale and design and not have a detrimental impact on the existing dwelling and the character of the rural area. Supplementary to this, local plan design policy DC1 and DC2 require development to be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage value of an area in line with the Council's Design Guide SPD. With regard to 'extensions', the design guide requires them to harmonise with the parent building, respect the dominance of the original building and be subordinate to it in terms of its size and massing, as an example, setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help.

From the front, the proposed extension to the rear would be concealed within an inside corner alcove. It would not be apparent from public vantage and would not interfere with the original architectural appointment of the principal elevation that continues to retain distinction on the site. The small addition tucked in at the rear would not disrupt the historic arrangement and relationship with the farm outbuilding to the front. The proposal would be built from matching stone and have a small full pitch tiled roof that would assimilate with the adjoining buildings.

To that extent it would not appear as an unusual or out of character addition or resulting dwelling within the rural area and the proposal would have little impact on the significance of the heritage asset in these regards. There would be no harm to the character and appearance of the original dwelling or that of the area.

There would be no conflict with Local Plan policies DC1 or DC2 or the terms of the NPPF in these regards.

CONCLUSION / PLANNING BALANCE

Overall, the developments design and appearance would relate discretely to the existing dwelling in a way that would respect its form, scale, and character in a subordinate complimentary manner, moreover the historic arrangement and integrity of the farmstead would be respected and remain.

The development would not in itself result in a disproportionate size increase to that of the original dwelling, when considered in the context of extensions and size increases that have already occurred, and it would not cause harm to the Green Belt. Its impacts on the Green Belt in those regards would be inconsequential.

As such the developments would be compliant with Policies SS10, DC1, DC2 and DC3 of the Staffordshire Moorlands Local Plan and the provisions of the NPPF. It would also comply with the provisions of both the National Design Guide and the Staffordshire Moorlands Design Guide.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 27/06/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council