

DELEGATED DECISION REPORT

SMD/2024/0178
Valid 15/04/2024

LEMONS BROOK FARM
BOTTOM LANE
IPSTONES

PROPOSED EXTENSION AND
ALTERATIONS TO LEMONS
BROOK FARM

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Development in the Open Countryside
- Design

DESCRIPTION OF SITE

The site comprises of a detached dwellinghouse and its associated curtilage. The house is two storeys with a dual pitched plain tile roof. The house is built from local stone, however finished on three sides with a pale yellow render, and is estimated to date from the 19th Century. The stonework on the property on the property is laid out in regular courses between quoins, at the gable end where the stone is visible. There are later additions to the property, including a flat roofed garage, as well as front and rear porch. The building is not Listed or within a Conservation Area.

PROPOSAL

The proposal seeks permission to remove the later additions to the property, which are in bad condition, and add a side and rear extension. The front porch would also be relocated on the same elevation, and the chimneys are to be removed. The proposal also seeks to remove the render from the principal elevation to take it back to the original stone finish. Render will remain on the majority of the north, and entirety of the east facing elevations. The unrendered elements on the north (rear) elevation are to be new build, in stone to match the existing.

Revised plans have been received, which show a parking plan, a reduced red-edge, and design changes which make the proposal acceptable in terms of the Design Guide.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/2019/0313. DESCRIPTION: Proposed demolition and replacement of an equestrian and agricultural building to house livestock and store fodder and implements. DECISION: APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 22/05/2024
Neighbour consultation period ends: 14/05/2024
Press Advert: N/A

Public Comments

No representations received.

Ipstones Parish Comments

Ipstones Parish Council support approval.

Staffordshire County Council Highways

Conditional acceptance, regarding the submission of a Parking Plan, which has now been received.

Severn Trent Water

Standard comments regarding unmapped sewers.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. The site is in the Open Countryside, an area which will provide only for development which has an essential need to be located in the countryside. Policy SS10 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. Therefore the Principle of the Development is acceptable.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. The amended proposed scheme is now considered to be in keeping with the character of the original property, and respects the dominance of the original building as it is stepped back from the principal elevation. The roof ridge is being increased on the original dwelling, which is typically not supported by the Design Guide, however the increased roof height allows for a better design overall, as it allows for a pitched roof at the rear, and the proposed side extension to be at a lower roof level. The removal of the render at the front is considered a design positive, as it is unlikely the property was originally rendered, given the uniform coursing of the stonework and quoins. The proposed two storey side and rear extension is to be finished in stone to match the existing exposed stone at the gable end,

At the rear of the property a new outrigger is proposed, to be rendered to match the existing rear outrigger this is considered acceptable as it is in keeping with the existing building, and as the east gable end will remain rendered. Overall, the proposed extensions, while large, are not overbearing on the host dwelling as it can still be identified and read, and the proposed extensions are sited where existing extensions are in situ. The proposal is of good design, and is acceptable in design terms.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The site is bounded by the applicants own agricultural land to the north, east, and south, and a wooded area of agricultural land to the west. Due to the degree of separation between the site and neighbouring properties, it is no considered that there would be any amenity issues as a result of development.

Highway Safety

Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute

to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking. Now that a parking plan has been received, the proposed development is considered to be acceptable in terms of Highway Safety, and is compliant with Policy T1.

CONCLUSION / PLANNING BALANCE

The proposal is of sound design, and does not have a negative impact on Highway Safety or Amenity, and is acceptable in principle. The proposal, is therefore recommended for Approval.

OFFICER RECOMMENDATION : **Approve, subject to conditions.**

Case Officer: Reuben Berriman

Recommendation Date: 16/07/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council