

DELEGATED DECISION REPORT

SMD/2024/0261
Valid 05/07/2024

MANOR HOUSE TOWN END
ROAD
FOXT

PROPOSED SINGLE STOREY
SIDE EXTENSION TO
DWELLING, ALTERATIONS
AND REPLACEMENT
WINDOWS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site relates to a detached 18th C brick built dwelling located within the village of Foxt towards the northern boundary of the Conservation area. It is a double fronted property with stone quoins, stone lintels and stone chimneys to either end of the gable roof.

The site application comprises of a number of sheds and outbuilding. To the rear of the main dwelling, there is a shed which is bounded by a stone wall against the uphill grassland that is part of the curtilage and to the side, forward of the main dwelling, there is a large former coach house and dilapidated stone building.

PROPOSAL

Planning permission is sought for a single storey side extension, alteration to openings and replace existing windows with flush UPVC casement windows.

The single storey extension will sit along the side elevation behind the section of the wall that projects out. It will serve a cloaks and utility room. It features a gable roof with 2 rooflights and be built in matching brick materials with stone quoins.

Alterations include a larger opening serving the dining room and lounge. The existing door and window will be replaced with a double door opening with windows on either side. The first floor window serving the ensuite will be blocked up with internal changes being made.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS10 – Other rural areas strategy
DC1 – Design Considerations

National Planning Policy Framework
Section 12: Achieving well-designed places

SITE HISTORY

SMD/2024/0279	Manor House Town End Road Foxt	External alterations and works to garage and coach house
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CONSULTATIONS

Publicity

Site Notice expiry date: 13/08/24
Neighbour consultation period ends: 8/08/24
Press Advert: x

Public Comments

Neighbour comments

- One neighbour representative received
- Support, no objection

Ipswich Parish Comments Support

Staffordshire County Council Highway No objection

OFFICER COMMENTS

Principle of Development

The application site is located within the open countryside, and therefore policy SS10 (Other Rural Areas Strategy) which states that there can be support for 'extensions or additional domestic outbuildings 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.

There are no objections in principle to a domestic extension and alterations within this location, subject to compliance with SS10 and other applicable policies. Other material planning matters to consider include design and visual impact, neighbour amenity and highways/parking.

Impact to the conservation area and character and appearance of the area

Policy DC2 of the Local Plan seeks to conserve and where possible enhance heritage assets including their setting in a manner appropriate to their significance. It says that protection of such assets and their setting will be given as set out in the NPPF. The NPPF also seeks to conserve and enhance the historic environment. Para 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. In addition to this, LPAs have a statutory duty under the 1990

Act to pay special regard to the desirability of preserving Listed buildings or their setting and that of Conservation Areas.

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

According to the Foxt Conservation Area Character Appraisal, the small hamlet's key characteristics include: a scenic, dramatic, wooded presence, with stands of trees (native deciduous and tall Scots pine), clinging to the steep slopes and dominating the Shirley Brook valley; an extensive network of public footpaths, narrow lanes and former packhorse routes, interlocking and providing a highly permeable public environment; very well-preserved physical evidence of ancient man-made settlement, with a timeless and organic, fluid character; rare, early drystone boundary walls made up of massive stones laid both on end and on bed small clusters of farmstead groups of irregular courtyard plan.

The proposed extension is set back from the main dwelling and is modest in scale such that it would not dominate the existing building and does not add significantly to the overall massing. The gable roof would be better angled matching the main dwelling from the front. However, the single storey extension is a minimal addition that would not detract from the character and appearance of the dwelling and takes on the appearance of an attached traditional outbuilding. An alternative design from submitted with a lean-to roof. However, the pitch was at odds with the main dwelling that when considering against the original, the gable roof was a somewhat better design. In addition, the case officer requested the window serving the utility/ extension to be centred along the outer wall as the symmetry of the existing windows is very uniform; however, the applicant was keen to retain this as it suits the internal arrangements.

The alterations are not visible from the front elevation. The proposed works are to the rear of the building and would not significantly increase the existing volume. In terms of materials, the proposed materials and details tie well with the existing dwelling. Ultimately, as the scheme is setback from the front elevation, it is not sufficiently detrimental to warrant refusal on this occasion.

When considering the application against Para 206, the proposed works will have limited impact on the significance of the heritage asset. The public benefit is somewhat limited. However, the currently vacant building and allowing modest additions such as this will provide optimum viable use of that asset and no conflict with Policy DC2, DC1 arises in these respects..

Impact to neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The existing dwelling is detached. The nearest neighbouring property is to the north of the site known as Rock House Farm; the property projects forward from the

applicant's building line and at an oblique angle that the rear elevation backs against the side boundary which is bounded by mature hedging. There are no windows in that side elevation facing the neighbour's garden or windows and no privacy concerns arise. Given the modest scale of the single storey extension, no overshadowing impacts are envisaged either.

It is considered that having regard to neighbour's juxtaposition to the dwelling and position of the side extension, there would be no conflict with Policy DC1.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off highway parking (existing hardstanding). The application does not propose the addition of any bedroom space and therefore consideration of the Local Plan parking standards is not triggered. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 27/08/24

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council