

DELEGATED DECISION REPORT

SMD/2024/0367
Valid 09/08/2024

MOLEHOUSE BARN
CROWBOROUGH ROAD
LASK EDGE

PROPOSED BUILDING UP OF
EXISTING OPENING TO
PROVIDE SINGLE DOOR
ACCESS AND SIDE SCREENS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on character and appearance of the area

DESCRIPTION OF SITE

The converted building providing the applicant's dwellinghouse is a former shippen, that had dairy with cattle pens (Loose Boxes) on the ground floor and animal feed store on the first floor, it was part of the range of buildings and structures comprising Molehouse Farm. The building is located within the 'green belt' a kilometre south-east of the settlement of Biddulph Moor and some 2km east of Biddulph town itself.

The building is a two storey stone and brick converted shippen. At the northern end of the building, that fronts onto curtilage area and faces Crowborough Road, there is a stone outrigger with single storey presence that presents a gable to the north at the end of the building.

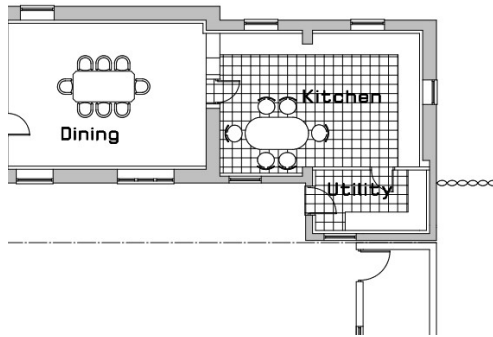
Centrally within that gable there is a wide stone lintel above a timber personnel door and a timber frame that is covered with weatherproof sheeting. Such an arrangement does not accord with the approved plans attached permission 12/00965/FUL.



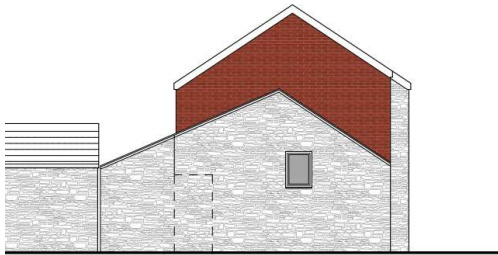
PROPOSAL

The application proposes a minor alteration to the opening in the gable end of an existing barn conversion that provides the applicant their dwellinghouse.

The planning permission granted for the barn conversion 12/00965/FUL approved plans that detailed the provision of a kitchen in the northern end of the barn conversion with a small window to be installed in the north facing gable end elevation.



Approved floorplan 12/00695/FUL



Elevation

Approved elevation 12/00695/FUL

This application proposal seeks to regularise the completion of an alteration to the gable end opening that has commenced but not been completed. The plans submitted with this application detail the use of the internal space as a sitting room and proposed installation of a wide doorway opening within the gable end beneath the stone lintel with hardwood timber painted door and side screens with double glazed sealed units.



As an alteration to a dwellinghouse the proposal would be otherwise permitted by the GPDO. However, with the grant of planning permission 12/00695/FUL conditions were applied that removed permitted development provisions and prohibited alterations without the further consent of the local planning authority.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area
H1 Rural Housing
DC1 Design Considerations
DC3 Landscape Character
T1 Development and Sustainable Transport

Biddulph Neighbourhood Plan

DES 1: DESIGN New development must complement the local context and be sustainable. Development must: • complement the existing character and townscape in terms of scale and massing; • complement the established layout in terms of set-back from the road and spacing around dwellings; • use high quality, durable materials, to complement the site, character and surrounding context; • provide sustainable drainage and permeable surfaces in hard landscaped areas; • provide screened storage space for bins and recycling. Authentic, distinctive, site-specific architectural solutions will be encouraged, especially innovative designs in terms of building energy performance.

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

12/00965/FUL Conversion of Redundant agricultural building to domestic dwelling.
APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 25/09/2024
Neighbour consultation period ends: 25/09/2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: Awaited

OFFICER COMMENTS

Impact on the Green Belt

As an alteration to a building that would not result in a disproportionate size increase over and above that of the original building, the development would be provided for by one of the Green Belt exceptions listed in the NPPF. The alteration would not be inappropriate development and would not harm the Green Belt.

Local Plan approach to development in the other rural areas

In the other rural areas Local Plan policy SS10 makes provision for householder development to meet local housing needs 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.

The policy also allows the conversion of rural building in accordance with Local Plan policy H1.

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. The SMDC Design Guide 2018 states that:

The guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained.....if alterations are necessary and approached carefully, it may be possible to bring about a new understanding of historic buildings by making a clear distinction between what is old and what is new.

Molehouse Barn is a 19th Century building and is noted on record together with the adjacent farmhouse as historic farmstead. Neither the barn or the farmstead have any formal designation as heritage assets and the significance of the farmstead as a non-designated heritage asset has deteriorated with the introduction of contemporary farm sheds within the arrangement. All of the barns character and heritage value is apparent from its front west facing elevation that has been sensitively treated as part of the conversion and would not be affected by the proposed alteration.



In terms of the building's character and historic interest the end gable in question does not have particular sensitivities in these regards. It presents as a subordinate, more functional outrigger element. The wider opening in this context would not appear unusual or at odds with the character and age of the converted barn.

The end gable elevation is not apparent from the roadside it is well concealed and screened behind dense roadside hedgerow. The public footpath Biddulph Town no 17 runs through Molehouse Farm on the eastern side of the site, away from the barn conversion. The elevation in question is not visible from public vantage and is not prominent or exposed within the landscape. The alteration would not adversely affect the character and appearance of the area in these regards.

CONCLUSION / PLANNING BALANCE

The proposed alteration would result in a minor change to the external appearance of the building with the installation of a new opening within a non-principal elevation that has limited sensitivities with regard to the building's historic and original character. The proposed alteration would not be harmful to the character and appearance of the existing building, the historic interest of the farmstead, or the character and appearance of the rural area. There would be no conflict with SMDC Local Plan policies SS10, H1, DC1 or DC2; the SMDC Design Guide; or Policy DES1 of the Biddulph Neighbourhood Plan.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 26/09/2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council