

DELEGATED DECISION REPORT

SMD/2024/0396
Valid 29/08/2024

**CLOUD PARK FARM DIAL
LANE
CONGLETON**

**FRONT AND REAR SINGLE
STOREY EXTENSION AND
INTERNAL ALTERATIONS**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the Green Belt
- Impact on the character and appearance of the host building and that of the area
- Impact on significance of non-designated heritage asset

DESCRIPTION OF SITE

The site lies within the open countryside to the west of “The Cloud” and about two or three miles east of Congleton. The site consists of a 19th Century farmhouse with adjoining shippon which makes for a long linear building form. The historic farmstead appears on the County Council register of historic record and to this extent it should be considered a non-designated heritage asset.

The shippon appears to have long been converted to additional living accommodation to make one large dwelling. The building has an enclosed cottage garden to its front or west elevation with small brick outbuildings opposite. The whole building is of painted white sandstone. The adjoining shippon has been altered with the introduction of three flat roof dormer additions. The farmhouse and outbuildings are on the west side of Gosberryhall Lane, a narrow country lane which adjoins Dial Lane, the nearest main road, a short distance to the south. The rear or east elevation of the building is visible across open field from Dial Lane, glimpses of the elevation are apparent through tree and hedge foliage and it is set against a thick woodland edge to the west.

PROPOSAL

The white paint and render has already been stripped from the building to reveal the random course stone beneath.

At the rear of the building a single storey lean to addition would run into the back of the shippon section of the dwelling with a cat slide arrangement and connection with the main roof above.

Revised plans submitted to omit wide uPVC clad peaked roofs above the existing flat roof dormers and a wide single storey lean to porch that would have spanned across the visual break between the original cottage and the adjoining shippon. Instead, the revised proposal would be to provide a simpler, narrower, lean to porch to the front of the shippon part of the building, offset from the visual break between the shippon and the original cottage. Additionally, the existing dormers would be replaced with four narrower dormers – each stone faced with peaked tiled roofs.

** Further revisions submitted on the 1st November, PL03I, have reduced the width and extent of glazing proposed for bifold door features in each gable end and the rear elevation. The glazed doors would now be split into pairs with stone work pilasters between.

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 Landscaper Character

T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Cloud Farm dates from the 19th Century. It appears that the long linear building provides original double fronted cottage with a long linear shippon that has long been converted to additional living accommodation to provide one large dwelling. Any permission for this change or work is not readily apparent.

SMD/2022/0461 Conversion of single two storey dwelling into two storey dwellings.
Approved (not implemented)

SMD/2024/0204 Extensions to front and rear. Refused.

CONSULTATIONS

Publicity

Site Notice expiry date: 17/10/2024

Neighbour consultation period ends: 17/10/2024

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No Adverse Comments

OFFICER COMMENTS

Impact on the Green Belt

For the purposes of the Staffordshire Moorlands Local Plan the site is within the 'Other Rural Area' and coincides with the Green Belt. Here Local Plan strategy SS10 applies which in the Green Belt essentially defers to the national policy in respect of considerations relative to Green Belt impacts.

Development in the Green Belt is inappropriate and harmful unless it is provided for by one of the exceptions listed in the NPPF. One such exception is the extension of a building providing that the additions would not result in a disproportionate size increase over and above that of the original building. In this case the original building is the established dwellinghouse that consists of the shippon and the old cottage, both elements built before 1947.

Only very minor additions have so far been made to the dwelling – a bay window to the northern end/side of the building, a porch to the south end side elevation, dormer windows that sit in the eaves line of the shippon, and a lean to porch to the front. Those elements would be removed from the building with the proposed scheme.

The footprint and volume of the proposed single storey additions to the front and the rear would not be significant and would not disproportionately increase the size of the original dwelling, particularly when the size reductions made by reason of the other alterations are taken into account.

The development would be provided for by the exception that appears in the NPPF and in those respects it would not be inappropriate development that would be harmful to the Green Belt.

Design and Impact on Character and Appearance

Policy DC1 of the Local Plan requires all development to 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.

In particular, the policy requires the development to be of a high quality and add value to the local area, incorporating materials appropriate to the character of the area.

The SPD guidance says that in respect of alterations: "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". In respect of extensions the guidance says: "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"... "New buildings should use facing materials that either match or complement those of the surroundings". And, in respect of conversions it says: "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. This means that in most cases the barn should afterwards look like a converted barn and not like a new house. When converting traditional buildings, new uses should not normally require the construction of extensions or ancillary buildings".

The existing building is sheltered and enclosed by belts of mature woodland trees. The dwelling is provided across the long linear form of a farm cottage and the adjoining shippon that has long since been converted to living accommodation. As is traditional to this type of 19th Century linear farmstead, the old cottage provides the smaller part while the more functional element of the adjoining farm building is proportionally

wider/longer. Together they have simple uncomplicated form that has largely been unaltered, apart from some minor porch type additions. White paint and render has already been removed to reveal the random course stone beneath and this has restored some of the building's original character.

From the garden at the front the building does still hold the semblance of original farmhouse and its adjoining shippon, despite some minor alteration. Three flat roof dormers have been introduced, although their simple square form perhaps lend themselves to a more functional character, overall they do not make for a particularly attractive or quality form of building.

The proposal to introduce a two storey gable projection on the front of the building would introduce an awkward and poorly positioned element that would disrupt and be harmful to the flat fronted, simple, linear form of the building. The gable projection would be positioned, off set from the centre, at the point of transition where the side of the cottage adjoins the shippon. This would make for a confused element to the building form that would conceal and detract from the visual break that is currently evident between cottage and shippon.

With revision, the porch to the front of the shippon would have the simple form and character of a simple lean to outrigger that would not be obviously out of character with the form and tradition of a linear farm shippon. Its positioning off set and to the side of the visual break between original cottage and adjoining converted shippon would respect the original and traditional relationship between the two, retaining more functional form in keeping with the vernacular.

Similarly, the larger lean to with the cat slide arrangement on the rear of the shippon would extend onto a limited area of curtilage that is enclosed by trees and hedgerow. It would have simple functional form that would respect the linear layout of the shippon.

The wide flat roof dormer windows would be replaced with four evenly spaced, narrow dormer windows that would be stone faced with tiled pitched roofs. Overall they would be of a traditional quality arrangement that would be an improvement on the wide flat roof dormers that are existing.

****The division of glazing door features in the gable end and rear elevations has been separated into pairs with notable stone work pillars between. This has restored the form and presence of the building at ground floor, and is more sensitive to the integrity, character and appearance of the building's original form.**

The development would not be harmful to the character and appearance of the building or the area. There would be no conflict with the policies SS10, H1, DC1 or DC3 of the Local Plan or the SMDC design guide in these regards.

Impacts on the significance of the non-designated heritage asset

Cloud Park Farm, has its origins as a 19th century linear plan farmstead. It is listed as such on the County Council's historic environment record. To that extent the property is a non-designated heritage asset. The NPPF requires the effect of an application on the significance of a non-designated heritage asset to be taken into account in determining the application. In weighing applications that directly or indirectly affect

non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Despite some less than sensitive additions that include a bay window in an end elevation and dormer roof windows across the eaves of the converted shippon, the prevailing form of the linear farmstead remains largely unaltered respecting its 19th century origins as a farm cottage that adjoins the long form of a farm shippon. As a traditional, largely unaltered farmstead it contributes to the heritage and character of the historic environment, a relatively rare surviving example. The significance of the asset is that of historic farmstead on a linear layout.

The proposed development would respect the linear form of the building, with sensitively related development. The arrangement of building shape would not be harmful to the significance of the heritage asset. In these regards the development would comply with policy DC2 of the SMDC Local Plan and the terms of the NPPF.

CONCLUSION / PLANNING BALANCE

The revised proposal represents improved design that would be respectful of the original dwelling's size, scale, linear form, character, proportions, and its relationship with the local landscape. The proposed additions would introduce shape, size, and mass that would be in keeping with the original dwelling and subordinate on prominent elevations.

The development would not detract from the positive quality contribution that the dwelling currently makes to the character and appearance of a local landscape and the significance of a non-designated heritage asset.

Local distinctiveness would be respected and there would be no harm to the character and appearance of the area. In these respects the development would comply with policies SS10, DC1, DC2 and DC3 of the Adopted Staffordshire Moorlands Local Plan 2020, the Design Guide 2018 for the area, and the terms of the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 24/10/2024

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council