

DELEGATED DECISION REPORT

SMD/2024/0279
Valid 05/07/2024

MANOR HOUSE TOWN END
ROAD
FOXT

EXTERNAL ALTERATIONS
AND WORKS TO GARAGE
AND COACH HOUSE

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application relates to a garage and coach house associated with a detached 18th C brick built dwelling located within the village of Foxt towards the northern boundary of the Conservation area.

The former coach house is a large gable stone building that sits at a right angle from Town End Road and forward of the dwelling. The building features two large openings on the north elevation used for housing horse-drawn carriages and two east and west, there are small openings that sit above the eaves of the building that is part of its charm and heritage. At the time of visit, scaffolding was up and new black Upvc windows were installed.

The natural level of the garden is higher than the land to the front of the building. As such, part of the coach house is sunk below the garden,

The garage is a dilapidated stone building with no roof. It sits at a right angle from Town End Road parallel with the coach house. There are no hardstanding to the front of the building is does not appear fit for purpose for use in its current state.

PROPOSAL

Planning permission is sought for alterations of the former coach house and stone building, referred to as garage in the submitted plans. The intention is to convert the coach house into a pottery studio with upper floor office and, the dilapidated stone building into a gym.

Alterations to garage include reinstatement of walls (to match materials), install pitched roof with rainwater goods together with new timber and doors.

Alterations to coach house include replacement of stable doors to glazed double door panels. The existing small window to the east elevation is to be replaced with a side door serving the landing between the office and pottery studio which sits lower

than the natural ground level. Internally, the ground floor is to be open plan serving as a hobby pottery studio and the upper floor is an office mezzanine.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS10 – Other Rural Areas Strategy

DC1 – Design Considerations

DC2 – Historical Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/2024/0261	Manor House Town End Road Foxt	Proposed Single Storey Side Extension to Dwelling, Alterations and Replacement Windows
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CONSULTATIONS

Publicity

Site Notice expiry date: 13/08/24

Neighbour consultation period ends: 8/08/24

Public Comments

Neighbour comments

One neighbour representative received

- Support, no objection

Ipstones 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 alterations within this location, subject to compliance with SS10 and other applicable policies. Other material

planning matters to consider include impact to the Conservation area design and visual impact, neighbour amenity and highways/parking.

Impact to the conservation 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 200 says that any harm to the significance of a designated asset should require clear and convincing justification. Para 206 says that where harm is judged to be less than substantial, it 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 and 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.

Both buildings are highly visible from the public vicinity within the Conservation area. They are read as traditional farm buildings that have been left underused following the change of the land for primarily domestic use.

When considering the proposed gym element, the remaining walls appear structurally sound. However evidently, they would require roofing and form of enclosure to the south elevation to put the building into a usable condition. The installation of large glazed panels and opening are deemed light additions to make the space usable without disrupting what is left of this stone built building. While the glazing would be visible from the road along Town End Road, it would be read as an ancillary building in tandem with the domestic curtilage and altered coach house that mirrors the same glazed openings which is parallel to the incidental gym. Therefore, it would not appear out of keeping. The roofing is arguably a substantial component to the proposed gym. However, it is necessary for its restoration of this dilapidated building. This again is considered acceptable as the pitch remains the same and the materials will be plain clay tiles complementing the coach house opposite which uses the same type of tiles.

In terms of the coach house, this is a large building which is made more apparent by the natural ground level being higher than the main road. The proposed changes are

considered modest as it uses the same openings as existing on the north elevation and maintaining the west elevation, the focal view along the main road, as is, with a small exception. The applicant proposes to enlarge the existing opening on the east elevation for a side door which the Council would rather see kept. However, the door will use natural material (timber) and is a feature that faces away from the road unseen from the public street-scene; therefore on balance, the new opening would not have such an adverse effect as to warrant refusal. Overall, the minimal external alterations are unlikely to change the overall character of the building and will revitalise the building in a sympathetic way whilst also linking in well with the proposed gym with similar glazed openings.

In view of the above, the proposed changes are not considered harmful to the significance of the designated heritage asset. As such, no conflict with Policy DC1 and DC2 of the NPPF 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 nature of both buildings are for ancillary use of the domestic enjoyment of Manor House. The alterations would not face any direct neighbours as all openings face within the curtilage of the property and as such, the immediate neighbours are maintained. A condition will be added to ensure the use of the buildings remain ancillary and not for commercial use as its intended use and, in the spirit of the householder application that has been applied under.

This application is considered to be in accordance with Policy DC1 of the Local plan.

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 to the side of the property for at least two cars. County Highway officer commented on the proposal and considers the alterations will not affect parking requirement or parking provision. There will be no effect on access. Both buildings are existing. Garage is partially collapsed. Proposals will bring buildings back into beneficial use.

I would second the opinion of the Highway officer and note that the changes will not reduce the amount of parking available and is in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

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: 23/10/24

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council