

DELEGATED DECISION REPORT

SMD/2024/0359
Valid 09/09/2024

ABBAY GROVE FARM
RANDLES LANE
WETLEY ROCKS

SINGLE-STOREY OAK FRAME
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Impact on Green Belt
- Design & Landscape Character
- Amenity

DESCRIPTION OF SITE

The application relates to a large detached farmhouse with associated agricultural land to the north of the site. The property benefits from a large curtilage with a number of ancillary buildings including an annex and carport to the north of the domestic curtilage. The farmhouse appears Edwardian, made up of stone bricks to the north and south elevation, red brick on west elevation and, clay tile roof. It features a number of windows on all elevations with stone headers. The main roof is hipped with a double gable on the north. It is located in the open countryside, defined as Green Belt. Access is via Randles Lane also known as Abbey Road which is classified as a private road.

PROPOSAL

A large single storey extension to the western elevation of the property to serve as an orangery. The porch, door and two ground floor windows along this elevation will be replaced with a large glazed oak framed extension. It will extend along the width of the property by 10.5m and protrude out 4.8m. The eaves height is 2.5m with an overall ridge height of 3.2m at roof level. The gable has a much higher ridge of 4.2m. The extension will be made up of large glazing panels, timber frame in natural preserving finish and clay tiles that will match the existing roof material. It features two roof lanterns and an off-centre gable entrance.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS10 Other Rural Areas Area Strategy
DC3 Landscape and Settlement Setting
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving Well-Designed Places
Section 13: Protecting Green belt land

Supplementary Planning Document
Staffordshire Moorlands Design Guide Supplementary

SITE HISTORY

SMD/2014/0058 Change of use to existing outhouse to form annex strictly for family use. Approve

CONSULTATIONS

Publicity

Site Notice expiry date: 16/10/24

Neighbour consultation period ends: 2/10/24

Press Advert: N/A

Public Comments

Cheddleton Parish Comments

No objection

County Highways

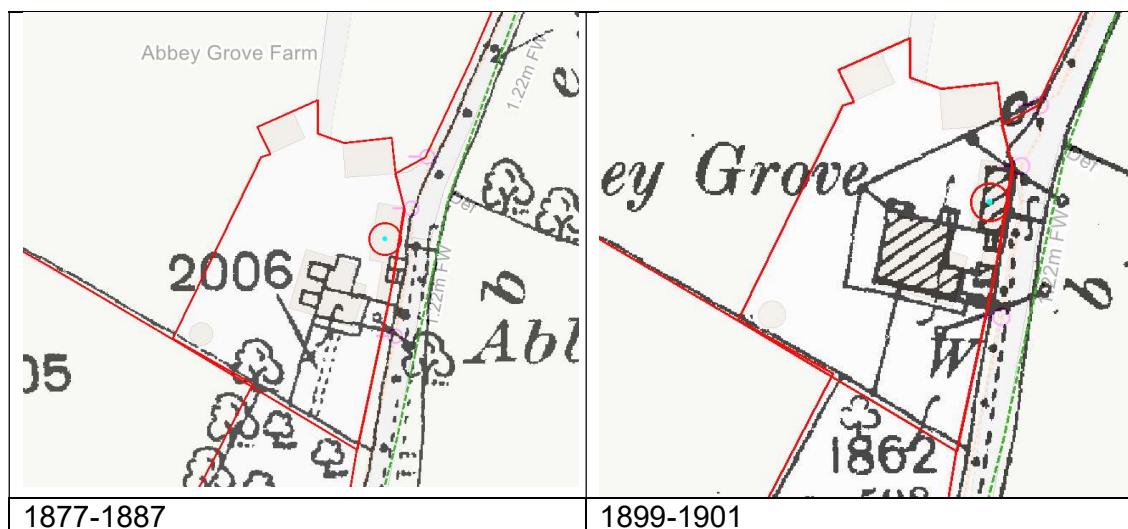
No objection. The construction of the orangery will not adversely affect the current parking arrangement. It is considered the proposal will not have a detrimental impact on the adopted highway.

OFFICER COMMENTS

The application site is located in the Open Countryside and Green Belt whereby policy SS10 of the Local Plan (2020) is applicable. Policy SS10 states, at section 1, that it will allow extensions to existing dwellings provided they are appropriate in scale and design. It continues that the Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred. Section 6 of the policy also explains that the Council will maintain the Green Belt with strict control applied over inappropriate development allowing only for exceptions as defined by Government policy.

Paragraph 154 of the NPPF goes on to set out a list of exceptions for where development is not inappropriate development (and therefore acceptable in principle). One such exception is “the extension or alteration of a building, provided that the it does not result in disproportionate additions over and above the size of the original building”.

When considering what is original, the historic map used by the Council appears to show that the property has not been altered since 1948. Prior to this, between 1877-1887, the building had a much smaller footprint with two projecting elements on the western elevation until it was later extended and infilled to provide a square footprint between the period of 1899-1901. As shown below:



The existing footprint is not dissimilar to what was shown between 1899-1901 therefore, I am minded to believe the footprint is original from when the Town and County Act came into effect in 1948. From this, the existing floor space is 148sqm. The extension is 50sqm. This is an addition of 33%. The Council refers to a 'rule of thumb' guide of 30-35 percent with respect to additions to buildings in the Green Belt. While the extension itself is bulky, the extension does not appear to be disproportionate given its single storey stature and the detached house already benefitting from having a large footprint. Therefore, it is considered in to be acceptable as it will comply with Green Belt Policy.

Design & Landscape Character

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.

Paragraph 131 of the NPPF (2023) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that 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.

The site comprises of a traditional detached property isolated from built-development along Randles Lane also known as Abbey Road. The road also serves as a public footpath that runs along the eastern border of the site. The outbuildings screens views of all sides of the property from the public footpath/ road.

The western elevation, where the extension is to sit, is considered exposed to the open and verdant countryside. This elevation has an attractive façade owing to its

large- linear form windows that are proportionate to the width of the property. The door is off-centre however, not at odds with the window arrangements.

The proposed extension with its extent of glazing, would be a lightweight construction. Notwithstanding this however the contemporary design and choice of external materials would visually accentuate the scale of the proposed extension in an intrusive way with the distinct elevation. It would unduly dominate this traditional farmhouse elevation to its detriment. The amount of proposed glazing and gable porch also does not reflect the openings of the traditional design of the farmhouse and would appear completely out of balance with the first floor windows that is part of the dwelling's character and charm. The character of the host property would not be respected by the proposed development which would appear as an unacceptable discordant feature

Whilst it is recognised that the west elevation is not seen from public vantage points this does not outweigh the unacceptable harm the proposed extension would cause to the host property. The proposal is not well designed and in these circumstances the Framework says that planning permission should be refused.

It is concluded that the proposed development would cause unacceptable harm to the character and appearance of the host property and, as such, it would conflict with LP Policies SS10 and DC1.

Amenity

Policy DC1 of the Local Plan seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The nearest property that could be affected by the proposed extension is located 200m to the west, known as Williw Dale Farm. Although the proposal will be visible, it is not considered to impact on the amenity of these neighbours given the long distance between these two properties.

In summary, the proposed development is not considered to result in any adverse harm to neighbouring residential or recreational amenity and as such is compliant with policy DC1 of the Core Strategy and paragraph 17 of the NPPF.

Highways

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 via a large driveway to the north of the site.

The application does not propose the addition of any bedroom space and therefore consideration of the Local Plan parking standards is not triggered. It is noted that the rear extension will not reduce the amount of on site parking.

County Highways were consulted and considered the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

For the reasons outlined above, it is concluded that the proposed development would cause unacceptable harm to the character and appearance of the host property and, as such, it would conflict with Policies SS10, DC1 and NPPF's Section 12 Design principles. These policies together with the Staffordshire Moorlands Design Guide Supplementary refer to development being well designed. Accordingly, it is concluded that this development should be refused.

OFFICER RECOMMENDATION : Refusal

Case Officer: Lisa Li

Recommendation Date: 14/11/24

X



Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council