

DELEGATED DECISION REPORT

SMD/2024/0449
Valid 04/10/2024

WILD THORN FARM
ASHBOURNE ROAD
BOTTOMHOUSE
LEEK

PROPOSED EXTENSIONS
AND ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design
-

DESCRIPTION OF SITE

The site consists of a two storey stone farmhouse, with a dual pitched tile roof, and its associated curtilage. The site is located approximately 220 metres north east of the A523, along a private non-metalled track.

PROPOSAL

The application seeks permission for a two storey rear extension, finished in stone and tiles similar to the existing property. The proposed development will extend approximately 1.64 metres from the existing rear elevation at ground floor level, and 4.7 metres from the rear elevation of the existing property at first floor level. The proposed development will feature three gables,, each with a window at first floor and sliding doors at ground floor level.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135, 139.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD

- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/2017/0330. DESCRIPTION: The use on the Land of a 'Keon Buzzard' interlocking mobile home as living accommodation by a sibling of the home owner at Wild Thorn Farm where the sibling uses, shares and relies on the kitchen and laundry facilities in the existing dwelling house. DECISION: Lawful - Cert of Lawful Use (Proposed).
- SMD/2023/0374. DESCRIPTION: Proposed Side Extension. DECISION: REFUSED.
- SMD/2023/0517. DESCRIPTION: Proposed Side Extension. DECISION: APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 28/11/2024
Neighbour consultation period ends: 31/10/2024
Press Advert: N/A

Public Comments

None received.

Bradnop Parish Comments

Mixed views regarding the site, some concerns regarding overdevelopment. If it were to be approved, Bradnop Parish Council request a condition requiring the removal of the mobile home from site to improve site appearance.

Staffordshire County Council Highways

Acceptance.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. The proposed development must comply with Local Plan policy SS10, as it is development in the open countryside, which states that the 'other rural areas' comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages.

These areas will provide only for development which has an essential need to be located in the countryside. The Council and its partners will achieve this through the following actions:

1. Allowing 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. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred;

In regards to the above Policy, the proposed development is not considered to be appropriate in scale and design, and would therefore have a detrimental impact on the existing dwelling and the character of the rural area. This is considered in cumulation with existing extensions and development on the site. Therefore, the proposed development is unacceptable in principle and conflicts with Policy SS10

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users, and ensure that developments will add to the overall quality of the area, not just for the short term but over the lifetime of the development and are visually attractive as a result of good architecture and layout. Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. Typically, this would mean that the size and shape of the extension should respect the height and proportions of the of the existing house to ensure the new addition fits neatly with the old.

In this case, a rear extension has been proposed which would add a significant mass to the property, and extend a significant distance beyond the rear elevation and creates a dominant feature. The proposal does not reflect local design styles, and contradicts design guidance and supplementary planning documents. The design of the proposal diminishes the dominance of the host building by dwarfing the original building behind later additions, and is not subordinate, meaning the host building no

longer dominates, and is therefore contrary to the Design Principles SPD and Policy DC.

Overall, the proposed elevation, as well as the existing extension, creates a disharmonious composition which would detract from the character and appearance of the host dwelling and the open countryside, which is sensitive to disproportionate and inappropriate development. Therefore the proposal goes against the Design Guides set out by Staffordshire Moorlands District Council, Policy SS10 of the Local Plan, and Paragraph 139 of the NPPF which states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. The site is not bounded by any immediate neighbours that would be affected by the proposed development, and therefore the proposal is acceptable in terms of overlooking, shadowing, overbearing effect, noise, or light pollution.

Highway Safety

Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking. The proposed development would have no greater impact on highway safety, and the number of bedrooms would remain the same (3), and the site can accommodate more than two vehicles. Therefore the proposal complies with Policy T1 and is acceptable in terms of highway safety.

Other Matters

This section is to address Bradnop Parish Council's request for a condition to be imposed, if approved, for the removal of the mobile home from the site to improve the site appearance. This mobile home was deemed lawful under application ref: SMD/2017/0330, which approved: *"The use on the Land of a 'Keon Buzzard' interlocking mobile home as living accommodation by a sibling of the home owner at Wild Thorn Farm where the sibling uses, shares and relies on the kitchen and laundry facilities in the existing dwelling house"*.

In regard to the other mobile home at the site, a condition could not be imposed to remove this as such a condition would fail the tests including that it is not relevant to the development being permitted.

CONCLUSION / PLANNING BALANCE

In light of the above, and on balance, the proposed development would be inappropriate in the Open Countryside as it does not comply with Policy SS10, which requires domestic extension to be appropriate in scale and design and not have a detrimental impact on the existing dwelling and the character of the rural area. It is considered that the proposed extension would not be appropriate in scale and design, having regard to the cumulative effect of previously granted domestic extensions. As a result of the failure to reflect local policies, the proposed development is recommended for refusal, in line with paragraph 139 of the NPPF.

OFFICER RECOMMENDATION : REFUSE.

Case Officer: Reuben Berriman

Recommendation Date: 28/11/2024

X



Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council