

DELEGATED DECISION REPORT

SMD/2024/0456
Valid 23/10/2024

LITTLE ABOVE PARK FARM
DAIRY HOUSE LANE
DILHORNE

ERECTION OF SINGLE
STOREY SIDE EXTENSION TO
FACILITATE FORMATION OF
ANNEXE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Development in the Green Belt
- Development in the Open Countryside
- Design

DESCRIPTION OF SITE

The site consists of a red brick detached farmhouse with stone quoins and a dual pitched plain clay tile roof, approximately 3 kilometres north of the settlement of Dilhorne. The dwelling was constructed in the 1990's under 95/00014/OLD, and the outrigger to the side of the 'main house' is part of that scheme and original, and not a later addition. The dwellinghouse is located on a working farmyard surrounded by pasture land, and is accessed via a surfaced driveway which emerges onto Dairyhouse Lane. The site is within the Green Belt.

PROPOSAL

The application seeks permission for the erection of a single storey side extension to form an annexe, to be finished in materials to match the existing. The proposed annex extends approximately 5 metres from the south side elevation of the existing house, approx. 5.143 metres from ground floor level of the host dwelling, however as the site slopes to the south, this is some 1.448 metres above ground level atop a patio area and retaining wall. The proposal is 6.662 metres wide.

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, 152 – 155.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places, 13 – Protecting Green Belt land.

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/1995/0787. (OLD REFERENCE: 95/00014/OLD). DESCRIPTION: APPROVAL OF RESERVED MATTERS IN RESPECT OF REPLACEMENT FARMHOUSE FOLLOWING APPROVAL REF: SM93-0942. DECISION: APPROVED.
- SMD/2021/0295. DESCRIPTION: Side and rear extensions to provide additional rooms for extended family. DECISION: REFUSED.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired
Neighbour consultation period ends: Expired.
Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

None received.

Staffordshire County Council Highways

No comments received.

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 site is in the Green Belt and has an existing Gross External Area (G.E.A.) of approximately 153.4m². Paragraph 154 c) states that *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building* is considered exceptional

development in the Green Belt. In this case, the G.E.A. for the proposed extension is approx. 33.3m², which represents a 21.7% increase on the footprint of the original building, which would not be considered materially larger than the original dwellinghouse, and therefore complied with Green Belt policy.

The proposed development must also 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, which can be demonstrated by the fact it is a householder extension. 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;

The proposed development satisfies both National and Local policy for development in the Green Belt and Open Countryside, and therefore is acceptable in principle.

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.

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. The proposed development is single storey, and therefore subordinate to the host dwelling, and is as wide as the side outrigger of the main house, which is set in at each side from the main house by approx. 55 cm.

The proposed development is to be finished with details to match the existing house, such as stone quoins, headers and sills, and materials to match. It is therefore considered that the proposed development is of good design and is in keeping with the host property. The proposed development also includes the continuation of the raised patio area which is presently at the front and side of the property, as well as the introduction of a handrail. This is considered to be acceptable, as it breaks up the

silhouette of the development, avoiding an overly tall blank elevation if the extension were to continue down to the natural ground level. The handrails are considered acceptable as they are likely required for safety reasons. While the additional wall required for the continuation of the patio is significant, on balance, the design is considered to be more subordinate as the extension appears much more subordinate sat at the new artificial level, compared to if it were to meet the natural ground level. The proposal is therefore considered acceptable in terms of design.

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 bounded by agricultural land on all sides, and the proposed development would have no impact on neighbouring properties due to the degree of separation.

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 impact on highway safety as it does not add an additional bedroom, nor remove parking availability. Therefore the proposal is compliant with Policy T1.

CONCLUSION / PLANNING BALANCE

In light of the above, and on balance, the proposed development complies with local and national policy in regard to development in the open countryside and the Green Belt, as well as local design guidance. Therefore the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 10/12/2024

X *J Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council