

DELEGATED DECISION REPORT

SMD/2025/0156
Valid 27/03/2025

LONGHURST FARM
DIMMINGSDALE
OAKAMoor

PROPOSED SIDE SINGLE
STOREY EXTENSION AND
ALTERATIONS TO EXISTING
ELEVATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the host dwelling and the area

DESCRIPTION OF SITE

The application site comprises a farmstead consisting of a farm cottage and adjacent agricultural building, both constructed from local sandstone with steep Staffordshire blue plain clay tiled roof. The farmstead dates from the 19th Century.

The farmstead lies at the end of a long farm track that connects the site with Oakamoor village (approximately 1.5 miles distant) via Stoneydale. The existing farmhouse is located directly east of the stone agricultural building, and comprises a part three storey, part two storey structure. It is also finished in local sandstone with a Staffordshire blue clay tiled roof atop. It has a narrow range running east / west, with a two storey projection to its north. Open fields extend to the north and east of the farmhouse, sloping gently upwards in a broadly northerly direction.

The site as a whole is located within the rural area. An area of designated Ancient Woodland (Moss Bank) is located beyond the southern boundary of the site, with the landscape thereafter descending down in a broadly southerly direction towards the Dimmingsdale valley beyond. The site is not located within a Conservation Area, nor are there any statutorily listed buildings located nearby. The farmstead is nevertheless recognised as constituting a non-designated heritage asset.

PROPOSAL

Proposed addition that would extend from the dwelling's original side/west facing two storey gabled elevation. The addition would be single storey it would have a full pitch tiled roof to match existing plain clay tiles. The extension would be built using coursed facing stone to match the existing dwelling. The additions north facing elevation would have a single central window, while the south facing elevation would contain timber bifold doors that would open onto existing rear garden area of the dwelling's curtilage and woodland edge beyond. The proposed addition would have stone coping detail to the roof verge at the single storey gable.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area
DC1 Design Considerations
DC2 Historic Environment
DC3 Landscape Character

SMDC Design Guide

Landscape and Settlement Character Assessment
Planning for Landscape Change SPG

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2023/0649 Rear and side single storey extension. REFUSED -APPEAL
DISMISSED

CONSULTATIONS

Publicity

Site Notice expiry date: 20th May 2025
Neighbour consultation period ends: 20th May 2025
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Oakamoor PC: Support

Staffordshire County Council Highways

Acceptance. The proposal is for the construction of a single storey extension to the side elevation of the property. The extension will provide a living room. Internal changes are the conversion of the lounge into a dining room, the dining room will become the kitchen, and the current kitchen and utility will create a larger utility and new hall. The footprint of the property will remain at 3 bedrooms. I consider the proposal not to have a detrimental impact on the highway and have no objection (application number SMD/2025/0156).

Environmental Health

No objection to the proposed application. If consent is granted conditions recommended relative to:

- Construction times and noisy activities
- Unexpected Contamination

OFFICER COMMENTS

Principle of Development

The site is an 'other rural area' where local plan strategy SS10 applies. These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas. This will be achieved through meeting housing requirement and specific needs by, inter alia, supporting well designed householder development to meet the needs of a home owner, permitting '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.'

Design and Impact on Character and Appearance of the Area

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 "*The key to a sensitive approach is to take note of what is there already before preparing the design and to work with the building's character. 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*".

The site is in the countryside and an area of local landscape identified as having the qualities and characteristics of a 'Dissected sandstone cloughs and valleys' landscape type. A landscape that has the 'highest of sensitivity'. Within this landscape, deeply incised wooded valleys with narrow winding watercourses, stone buildings and walls, large broad leaf woodlands, and narrow sunken lanes with hedge banks, all form key characteristics. Under the terms of local plan policy DC3 local landscape will be protected and, where possible, enhanced by resisting development which would lead to prominent intrusion into the countryside and supporting development which respects and enhances local landscape character.

The existing dwelling presents a double fronted rural stone cottage with a single storey gabled rear outrigger that makes a rough L shaped footprint, it is of obvious age and traditionally rural character. On approach from the north and east it is the dwelling's rear/north and side/east elevation that are most exposed and prominent across open field, the dwelling's south and west facing elevations are enclosed by tree line, boundary feature and the adjacent stone barn. The applicant's dwelling appears uniquely as an isolated dwelling, without the architectural continuity of a built grouping or street scene to provide context or reference. The dwelling sits, on its own merits, neatly within the setting of high quality surrounding landscape. The dwelling contributes to and provides visual interest and foreground within a high quality local landscape.

The proposed addition would extend from a side elevation into and towards original farmstead, where it would be enclosed and contained by adjacent yard and building form, rather than the outfacing elevation exposed to open countryside.

The proposed addition would be subordinate to the size of the original dwelling, it would have single storey form and would extend from two storey elevation. The proposed addition's form, use of materials, and architectural detailing that would reflect and relate well to those of the original dwelling.

In these respects the development would not be harmful to the character and appearance of the host dwelling or that of the area.

The development would not be harmful to the character and appearance of the host dwelling or that of the wider area or local landscape. The proposal would not cause conflict with policies SS10, DC1 and DC3 of the Adopted Staffordshire Moorlands Local Plan 2020 or the Design Guide 2018 for the area.

Impacts on the Heritage Asset

Longhurst Farm, has its origins as a late 19th century 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. The compact simple form of the farm cottage remains largely unaltered respecting its 19th century origins. As a traditional largely unaltered farm cottage, with strong stone elevations, steep tiled roof pitch, and stone roof detailing, it contributes to the heritage and character of the historic environment, a relatively rare surviving example.

The proposed development would respect the historic form and character of the original dwelling and its arrangement and relationship with the historic farmstead and the surrounding landscape. There would be no harm to the significance of the heritage asset. In these regards the development would not conflict with policy DC2 of the SMDC Local Plan and the terms of the NPPF.

CONCLUSION / PLANNING BALANCE

Acceptable form of householder development to meet local housing needs. The proposed development would not harm the character and appearance of the host dwelling or that of the area. There would be no harm to the significance of the non-designated heritage asset or landscape character. There would be no conflict with the development plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 22/05/2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council