STAFFORDSHIRE moorlands DISTRICT COUNCIL

AIMING·FOR·EXCELLENCE

08/

Planning Service

MOORLANDS HOUSE, STOCKWELL STREET, LEEK, STAFFORDSHIRE
MOORLANDS. ST13 6HQ TEL: (01538) 483550 FAX: (01538) 483586

Householder Planning Application

Please use this form if you intend to extend your house or to erect any other buildings or structures for domestic purposes within the boundary of your property.

Please read the notes on the reverse of this form before you complete it.

Part 1

1. APPLICANT Name: MR + MRS S WELLS Address: 2 MIDDLEMOOR COTTAGE LEEK ROAD, WETLEY ROCKS, STAFFS. ST9 0AR Tel. No.: 01782 550162	**2. AGENT** Name: MR M. R EMERY Address: 45 BELPER LANE BELPER DERBYSHIRE DE56 2UQ Tel. No.: 01773 823955
3. Address or location of proposed development.	2 MIDDLEMOORS COTTAGE LEEK RD. WETLEY ROCKS.
4. Description of proposed development and the purpose for which it will be used.	REAR EXTENSION AND CONVERSION OF ADJACENT SHIPPON TO DEPENDENT RELATIVE ACCOMMODATION
5. Type and colour of external materials to be used for walls and roof.	BRICK + TILE TO MATCH EXISTING

6. Do you propose to: (Delete as appropriate)

i)	Demolish any buildings or structures?	YES/~~NO~~)			
ii)	Fell any trees or shrubs?	~~YES~~/NO)	(If 'YES' show their position on your plans)		
iii)	Construct a new access to a highway?	Vehicular	~~YES~~/NO	Pedestrian	~~YES~~/NO
iv)	Alter an existing access to a highway?	Vehicular	~~YES~~/NO	Pedestrian	~~YES~~/NO

7. Have there been any previous extensions to the dwelling since it was built? ~~YES~~/NO If 'YES' please give brief details:-

P.L. SEE PLANNING/DESIGN STATEMENT.

8. FORMAL APPLICATION
I/~~We~~ hereby apply for planning permission to carry out the development described in this application and the accompanying plans.

Signed: M R Emery Date: 4 April 2008

TOWN AND COUNTRY PLANNING ACT, 1990 : CERTIFICATE UNDER SECTION 65
CERTIFICATE A

I hereby certify that:-

1. No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period 20 days before the date of this application.
2. None of the land to which the application relates is, or forms part of, an agricultural holding.
(Delete the whole of 2 if the site is an agricultural holding)
3. Signed: M R Emery Date: 4 April 2008

Michael R. Emery
BA (Hons) MRTPI
TOWN PLANNING CONSULTANT

Mr Mike Green
Head of Planning and Building Control
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

4 April 2008

Dear Mr Green

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR A REAR EXTENSION TO A DWELLING AT 2 MIDDLEMOOR COTTAGE AND CONVERSION OF ADJACENT FORMER SHIPPON TO DEPENDENT RELATIVE ACCOMMODATION FOR MR AND MRS S WELLS, 2 MIDDLEMOOR COTTAGE, WETLEY ROCKS, NR LEEK, ST9 0AR.

PLANNING DESIGN AND ACCESS STATEMENT IN SUPPORT OF THE APPLICATION

1.0 The Proposal (amount and type of development)

1.1 The application is for a modest two storey rear extension to provide a sitting room and bedroom with en-suite toilet. This would be in place of the existing single storey washhouse/outside toilet. Also, to convert the existing adjacent former single storey shippon to dependent relative accommodation with a glass/brick covered link between the two buildings.

1.2 The application follows detailed pre-application correspondence with the Council and the submitted application represents the third attempt to secure a scheme that would be acceptable to the Council. The details of the pre-application discussions/correspondence form part of this application and are set out in the relevant section of this statement.

1.3 The external measurements of the proposed rear extension would be 5.1m x 3.7m with an eaves ht of 4.62m and a ridge ht to the projecting gable roof of 6.66m. This extension would be in place of the existing single storey brick gable roofed outbuilding which was the washroom and toilet facility for the property. This measures approximately 3 x 3.5m and has a ridge ht of 3.95m. It has a covered blockwork entrance porch to the toilet and is linked to the rear of the property by a crudely built wooden lean to.

The Hollins, 45 Belper Lane, Belper, Derbyshire DE56 2UQ TEL 01773 823955 FAX 01773 820817 EMAIL michael@memery.wanadoo.co.uk

1.4 The existing adjacent former shippon is a stone structure with a blue tile roof measuring 7.43 x 4.9m with an eaves ht of 2.21m and a ridge ht of 4.0m. There is a 1.7 x 2.7m brick former pig style attached to the end of this building. This has a ridge ht of 3.0m and is in a dilapidated condition.

1.5 The cottage and shippon are separated by a 1.1m wide concrete path which is to be covered by a single storey lean to built partly in brick and partly in full height glass. This element would serve to provide a covered walkway between the two buildings and to provide a new external rear access to the property.

1.6 The application is supported by a 1:1250 location plan, a block plan at 1:500 and existing buildings plans and proposed plan and elevation drawings at 1:100.

2.0 The Site and Surroundings

2.1 The existing traditional two storey cottage with its rear outbuilding and single storey stone built shippon are situated in a rectangular plot of land extending to approximately 432 sq. m. The site fronts the north side of an unmade access road leading westwards from Leek Road. This narrow track serves a number of domestic properties and farm holdings, including Middlemoors cottage, a short distance to the east on the opposite side of the track.

2.2 To the east of the building group is a domestic garden separated from the adjoining fields and track by a mixed thorn hedge on three sides of the property. The building group and adjoining rear yard, including the proposed domestic car parking area, occupies approximately half of the site area.

2.3 The building group is situated between one and two metres back from the edge of the access track, with the cottage set back approximately 600mm from the road frontage of the shippon building. Between these two buildings there is a concrete surfaced pedestrian access path that passes between the structures and around the front, side and rear of the cottage. Due to a slight difference in levels between the house and garden, the cottage perimeter element of this path is set at about 0.5m below garden and site frontage where it adjoins the cottage.

2.4 I am advised by my client that the rear yard area originally contained a building that was burnt down prior to their ownership and that the two metre high blockwork and glazed boundary structure that extends westwards from the rear brick washhouse and separates the yard from the adjoining field is the remains of this former structure.

2.5 The western boundary of the site is marked by a line of dilapidated fence, old asbestos sheets and current bushes and extends in a northerly direction from the edge of the former pig sty to the line of the rear boundary. I am advised that a 'makeshift' wall and gate to the east of this outer boundary line was built by the current owner to contain the family dogs.

2.6 Whilst some internal floor and walling improvements have of necessity been undertaken in side the cottage and rotten windows replaced on the front elevation, the external appearance of the building group remains in the dilapidated condition into which it had fallen through years of lack of investment. At the time of purchase the property had no bathroom facilities and only one WC at the rear of the wash house.

2.7 Unusually, the materials of construction of the existing building group comprise a mixture of concrete rendered walls on the south and east elevation of the cottage, with worn brickwork on the west

and north elevation and a traditional tile roof. The wash house is also brick with a tile roof and interestingly has its own fire and chimney to match the cottage. The shippon is constructed of random stone work with Staffordshire blue tiles on the roof and the pig sty is a mixture of brick and stone, also with the remains of a tile roof.

2.8 The domestic drainage is to a septic tank in the field to the north.

2.9 Immediately to the west of the site an application has recently been submitted to regularise three existing timber framed stable buildings and an adjacent hardstanding/vehicle turning area, which includes consent for access into the proposed domestic parking area for the cottage. I am advised that prior to this work the only parking facilities for the cottage was via the adjoining field access immediately to the west of the cottage and informal parking of vehicles on an overgrown rubble surface.

2.10 The site is located in a moderately elevated position with open views to the north in an area predominantly used as agricultural grazing land for horses and farm animals. The area is generally rural in character but with a significant number of extensions and developments to nearby farm buildings and holdings, including Middlemoors Cottage opposite and a little to the east of the application site. It would appear that this traditional cottage has been extended relatively recently in a very similar form to that now sought at No. 2 Middlemoors.

2.1 The site is designated within the adopted Staffordshire Moorlands Local Plan as being within Green Belt countryside and Special Landscape Area.

3.0 Application History

3.1 Prior to the submission of the application written consultations and discussions have been held with Council officers based upon two earlier proposed extension schemes which have been revised down in scale to the present application.

3.2 Specifically guidance has been taken from the details contained in a letter dated 21 December from Mr Steve Williams which pointed out that the proposed site was located in the Green Belt where only modest extensions to domestic properties were permitted in order to maintain the openness of the Green Belt designation. Also, that it would be important to utilise the existing shippon in a way that would not harm the character of the building or the area.

3.3 Mr Williams pointed out that 'the planning assessment would take account of the need for the provision of basic facilities'. However, he also indicated that policy would normally only permit extensions in these situations where the increase in floor area was of the order of 30% of the original dwelling and that the identity of the original building should not be lost.

3.4 He further commented that the informal proposal before him would require 'a significant amount of scaling down' and that in design terms consideration should be given to the use of gables to reflect local building style. Finally, he indicated that 'the use of an existing outbuilding for an annexe is acceptable in principle provided that the linkage remains a subordinate feature.

4.0 Relevant Planning Policy

4.1 Section 54A of the Town and Country Planning Act 1990, as Amended, provides that where an application for development is determined in accordance with the policies of the development plan for the area, there is a presumption in favour of development unless it would cause harm to interests of acknowledged importance.

4.2 In this case policies N2, N7, N8, B13, B21 and H13 of the Staffordshire Moorlands Local Plan are of particular relevance to this application. Also, paragraph 3.6 of National Green Belt policy set out in PPG2 and which is generally reflected in policy N2 of the local plan.

4.3 Policy N2 D permits limited extension of dwellings in accordance with policy H13 and policy N2C permits the conversion of rural buildings of permanent and substantial construction to alternative uses in accordance with policy B21.

4.4 Policy N7 does not permit development that would injure the visual amenity of the Green Belt by virtue of its siting, materials or design. Policy N8 takes a similar view in so far as it does not permit development that would materially detract from the high quality of landscape because of poor siting, inappropriate scale, design or use of materials.

4.5 Policy B13 seeks a good quality of design in all development. Policy B21 permits the conversion of rural buildings to other uses where they are appropriate to the scale of the building and are compatible with the proposed conversion.

4.6 Normally, re-use of buildings for business purposes would take precedent over re-use for residential purposes. However, in this case where the proposed re-use of the shippon is secondary to that of the existing house and because of its proximity to the cottage within the existing domestic curtilage, re-use for other purposes would be unlikely to be acceptable on planning grounds. Also, it is clear from the Council's advisory letter that the principle of such re-use for subordinate residential purposes is considered acceptable.

4.7 Policy H13 permits extensions to rural residential properties where it is modest in relation to the original dwelling and does not result in the identity of the original building being lost. The policy also adds that larger extensions may be justified where the original dwelling is very small and the extensions are necessary to improve the property to a satisfactory standard of facilities and accommodation.

4.8 A note to the policy indicates that 'modest' is not defined but that the Council operate an informal guide of around a 30% increase as falling within this category. Paragraph 4.35 of the supporting text indicates that 'nor would there generally be any objection to modest extensions necessary to modernise country property or to provide a basic level of accommodation.'

4.9 Extensions to living accommodation involving the conversion of barns or shippons are to be considered separately.

5.0 Reasons to permit the Development – Design

Size, scale and appearance

5.1 As already indicated the size, scale and design of the proposed development takes account of the written advice given by the Council and of the verbal remarks given in conversion with several Council officers. I also consider that there are particular and relatively unusual circumstances in this case which to which I trust that the Council will give appropriate consideration as part of the evaluation of the merits of the application.

5.2 This is mainly because prior to my clients purchasing the property there had been no recent extensions, alterations or modifications to the property in recent times, such that it contained no modern bathroom or kitchen facilities and was and to a large extent remains, in a poor and dilapidated state of appearance and repair. To this extent urgent work is required to bring the accommodation up to a modern and acceptable standard.

5.3 The washhouse to the rear of the building contained the only working toilet for the property and used as incidental domestic washing and store facility its own fire place. It is also linked to the cottage by an ancient covered lean to structure. Having regard to the integral nature of the use and function of the washhouse in relation to the cottage I take the view that in these particular circumstances footprint of this building should form part of the floorspace assessment for the original property. It seems to me that to do otherwise would be perverse and unreasonable.

5.4 Essentially the proposal is to remove the dilapidated lean to and the old toilet / washhouse structure and to replace this with a two storey rear extension to provide a modest sitting room and en-suite bedroom above. The extension, as required by the Council would be set in 1.0m from the rear boundary of the domestic curtilage such that it would not intrude upon the adjoining field. It would have external measurements of 5.1 x 3.7m with an eaves ht of 4.62m from floor level and a maximum ridge ht of 6.66m.

5.5 It would take the form of a rear outrigger extension with a gable end design of traditional form that would relate well to the main part of the original existing cottage. The ridge height of the roof extension would, of necessity, be similar to that of the main building. However, because its depth would be 1.8m less than that of the original cottage and the width of the rear projection would be set back 3.1m from the east elevation of the cottage, I consider that the extension as now proposed would comply with policy and the guidance provided in the Council's letter of 21 December 2007.

5.6 It's relatively concealed situation at the rear of the existing building would mean that it would appear both subservient to and in keeping with the appearance of this modest traditional cottage design. In this respect it would appear similar to the extension already permitted at Middlemoor Cottage on the opposite side of the access track.

5.7 The only other physical addition to the property as it exists would be the 1.5 x 1.0m single story, brick mono-pitched roof rear porch that would link the cottage and its rear extension to the proposed conversion of the adjacent shippon as dependent relative ancillary accommodation. This was agreed in principle during pre-application consultations.

5.8 Similarly, so as to provide protection from the weather the construction of a full height glazed rear wall to the porch link, situated to the rear of the internal access to the converted shippon, was acceptable to the Council. This arrangement would provide a new rear access to the modernised property and internal access between the two buildings. Importantly in design terms it would be well concealed from the road frontage, be minimal in scale and largely maintain the visual separateness of the two existing buildings.

5.9 Calculations by the architect and me indicate that the modernising of No. 2 Middlemoors cottage in this way would result in a 39% increase in floorspace measured from external walls. If the existing lean to link was taken into account this increase would be somewhat less. Calculations carried out by volume comparing the house and washroom with the proposed extension show a 38% increase in size. Of this a 25% increase in the size of the building could in any case be carried out under permitted development. Thus the actual increase in floorspace that would require consent is only an additional 13% above that which already exists.

5.10 Therefore, having regard to the fact that this particular dwelling had no basic facilities and had never been altered, extended or modernised I consider that this current proposal can reasonably be regarded as modest in its context. Anything significantly smaller would fail to meet the reasonable requirements of a 3 bedroom family home and its essential facilities. Therefore, in my opinion the proposal would comprise an appropriate development in the Green Belt and meet the policy requirements of N2 of the Local Plan and paragraph 3.6 of PPG2.

5.11 It would also comply with the policy requirements of H13 and because the development would greatly improve the appearance of the building in its Green Belt/countryside setting. Similarly for this reason it would further fulfil the visual enhancement requirements of policies N7 and N8.

5.12 In the unlikely and in my view unreasonable conclusion, that the Council were to consider this much reduced scheme as still an inappropriate size of extension in the Green Belt, very special circumstances would still exist that would override this conclusion. This is because the very significant visual improvement to the appearance and setting of the property would outweigh harm to the Green Belt by reason of any very small loss of openness that might result from the increase in size of the extension over and above that considered appropriate.

5.13 This line of reasoning becomes more compelling when account is taken of the significant visual improvements proposed for the shippon and pig sty buildings.

5.14 As already indicated by the Council the proximity of the former single storey stone shippon to the original cottage and its situation within the domestic curtilage confirms the principle that development up to 70cu metres to form the covered link between the two buildings and to bring part of the structure into domestic use could be undertaken without express consent.

5.15 In this respect and because the building is essentially of sound construction and would not require significant external alteration or increase in size, there is a reasonable presumption that the building is suitable for conversion to domestic use as appropriate development in the Green Belt. This would also be in general accord with the policy requirements in policy B21.

5.16 As the proposed conversion of the former shippon and pig sty to ancillary dependent relative use would not involve any increase in the footprint of the building, other than the link element which forms part of the main extension, this element of the proposal is not constrained by the restriction on building size. As the footnote 2 to policy H13 indicates living accommodation developed in this way is to be considered separately.

5.17 It will be clear from drawing nos. 70920:3F and 5F that this ancillary accommodation would be provided by utilising the existing openings of the building and apart from the insertion of a velux light in the south facing roof plane, would require minimal external alterations to the appearance of the building.

Indeed, as already indicated the work would restore and greatly enhance the appearance of the building within both the group and its countryside setting.

Materials

5.18 The existing structure displays a wide use of materials that is often the case where countryside dwellings and associated ancillary buildings have developed for differing purposes over a long period of time. In this case the extension would use facing bricks to match those to the rear of the existing building with blue tiles to match the original as closely as possible. The windows would be of sash design with stone cills

Privacy and Amenity

5.18 Due to its rural location and wide separation between existing residential properties loss or infringement of privacy is not an issue in this case. Similarly, the development would have no adverse effect upon the amenity of any other nearby residents, yet would provide an opportunity for the appearance of the existing enclosed rear yard area to be considerably enhanced and to provide an appropriate and clear boundary separation between the domestic amenity area and the adjacent field.

Landscaping

5.19 In order to maintain the rural appearance and setting of the development I consider that formal landscaping should be confined to appropriate, but secure boundary treatment along the northern boundary of the site to replace the ugly block and glazed remains of the former 'barn', together with similar treatment along the western domestic curtilage boundary between the proposed car parking areas and the rear of the restored former pig sty building. This might take the form of a mixture of fencing and thorn hedge, but could be dealt with as a condition to a planning consent.

6.0 Access considerations

6.1 The pedestrian access to the cottage is via an existing 1.2m wide access and concrete surfaced path directly from the private access track that serves this and other development in the area. The existing path that extends around the cottage would continue to be used for this purpose and would serve the proposed two entrance points to the scullery area and the new porch at the rear of the building.

6.2 Door widths would be flush at floor level and of sufficient width to meet the new disabled access requirements for Building Regulations.

6.3 With respect to vehicular access to the cottage it has already been indicated at paragraph 2.9 above that historically vehicle access to the property appears to have been via the field access adjacent and to the west of the cottage with informal vehicle parking on a surface of rubble and hardcore.

6.4 In order to formalise a proper modern access and surfacing to serve both the existing cottage and the new stables recently constructed to the west of the cottage, an application has already been made to regularise this use and to provide a formal access to the two car parking spaces that are proposed within the domestic curtilage of No. 2 Middlemoors.

7.0 Conclusion

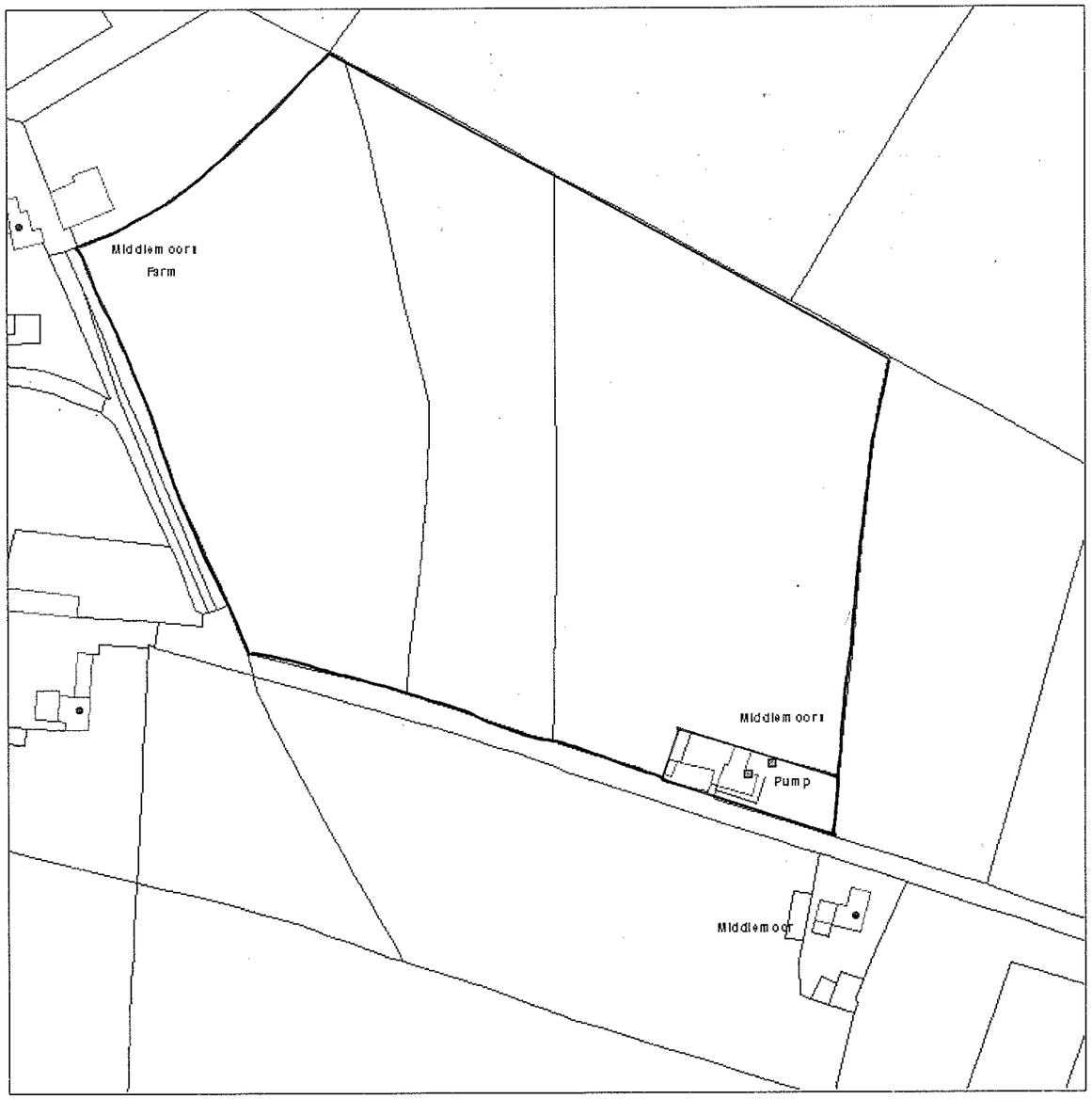
7.1 Taking account of all of the above matters it is considered that this proposal for a modest extension to upgrade and improve the living conditions at No. 2 Middlemoors, including the conversion of the adjacent former shippon and pig sty to provide dependent ancillary accommodation, would meet all of the policy requirements described in this statement and would make a significant contribution to the visual amenity and appearance of the surrounding countryside.

7.2 For all of these reasons the Council are requested to permit this development.

Yours sincerely

M R Emery
Planning Consultant

2 Middlemoors



Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Comments	
Date	24 August 2007
SLA Number	Not Set

Produced using ESRI (UK)'s MapExplorer 2.0 - ***http://www.esriuk.com***

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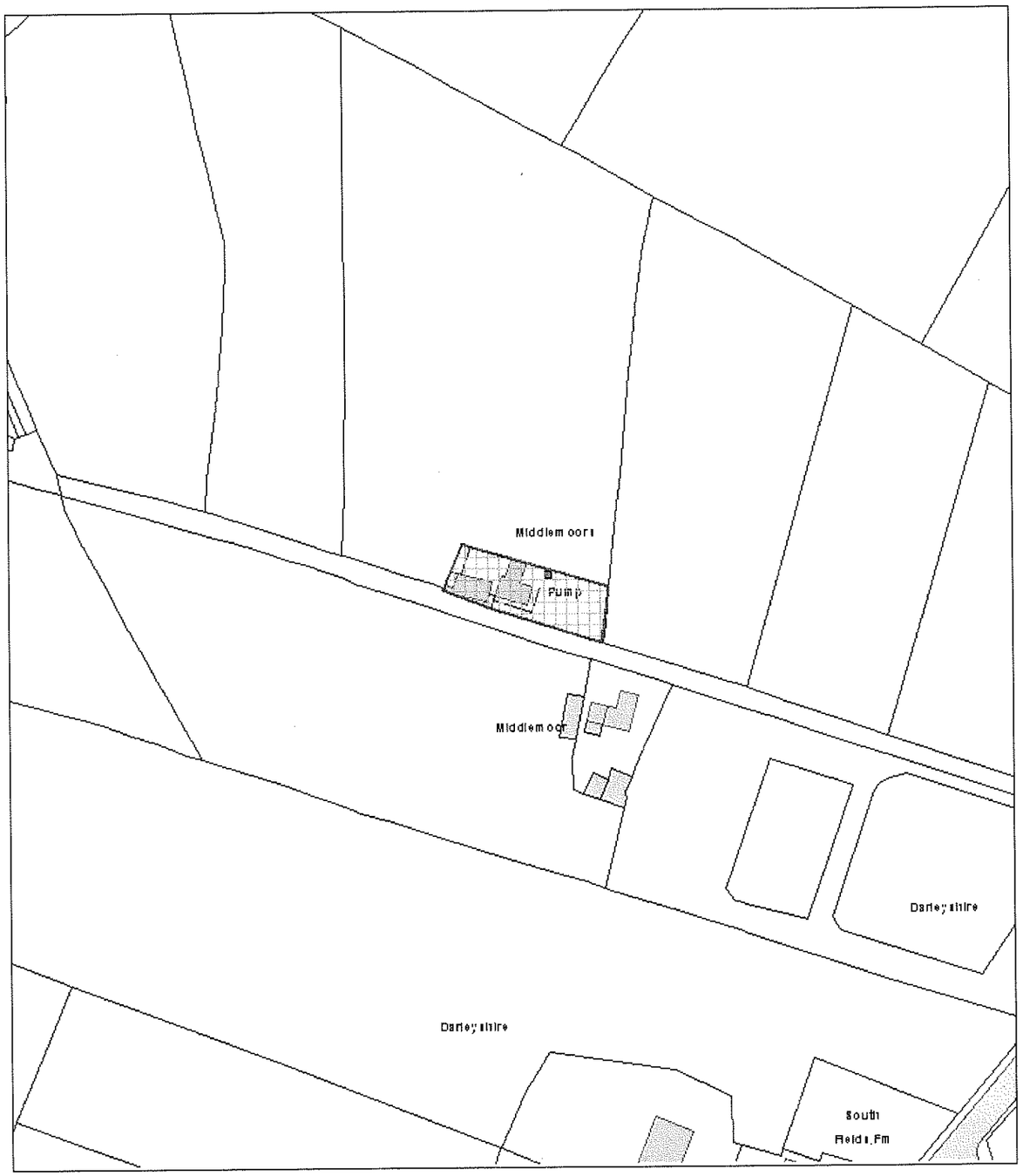

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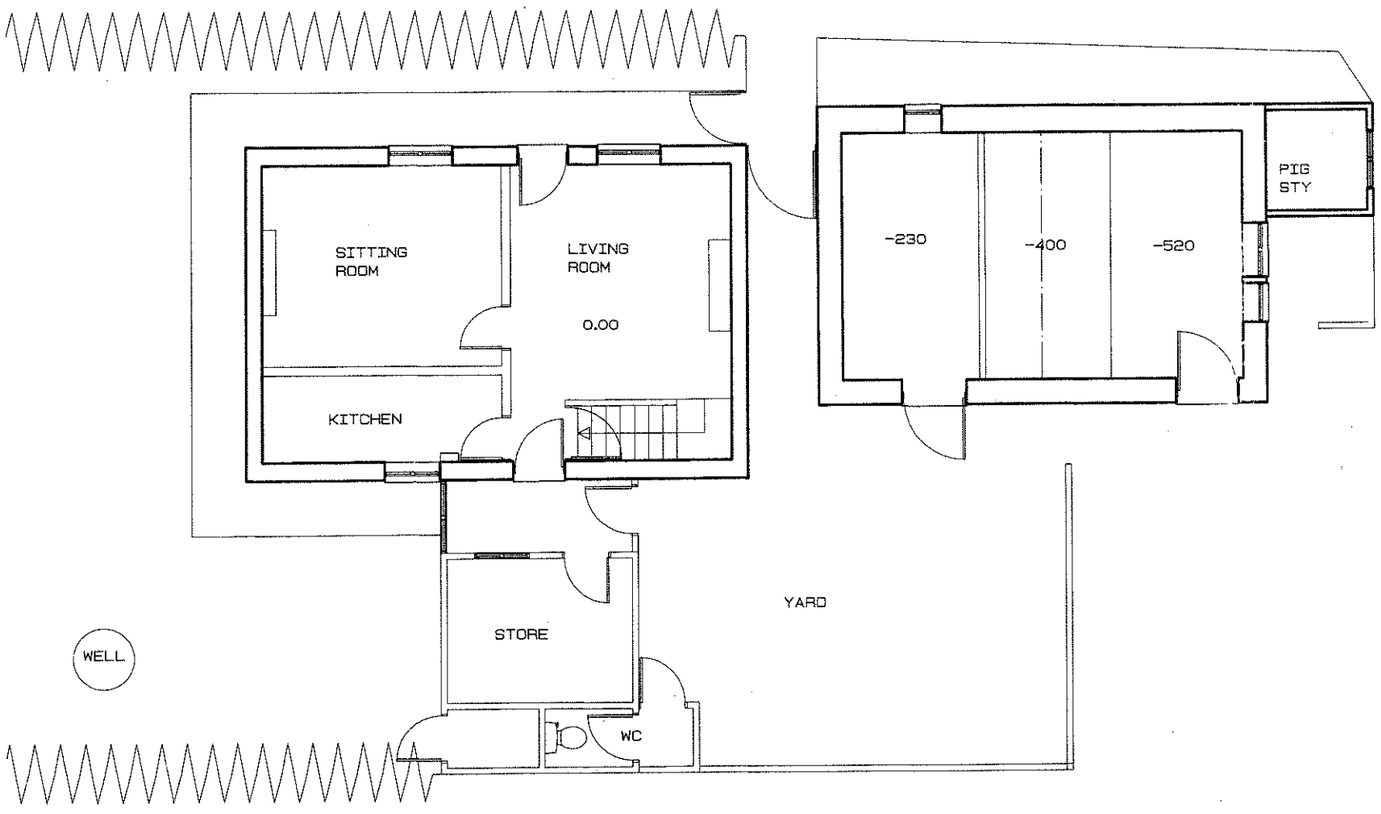
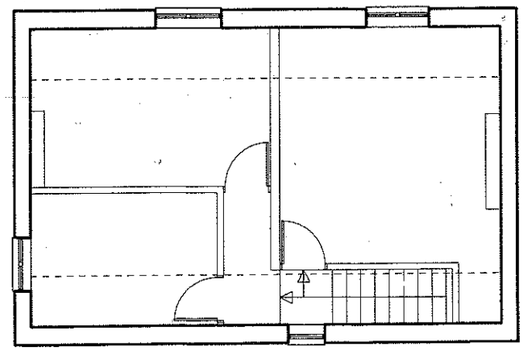
Organisation	SMDC
Department	Planning
Comments	

MR. S. AND MRS. J. WELLS

ORIGINAL FLOOR PLANS

MIDDLEMOOR COTTAGE
LEEK ROAD,
WETLEY ROCKS,
STOKE ON TRENT.





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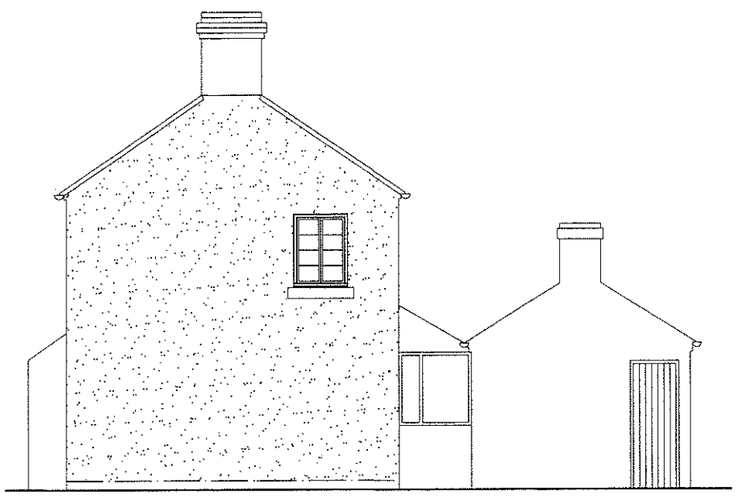
DATE 20/09/07

DRAWING NO 70920:1

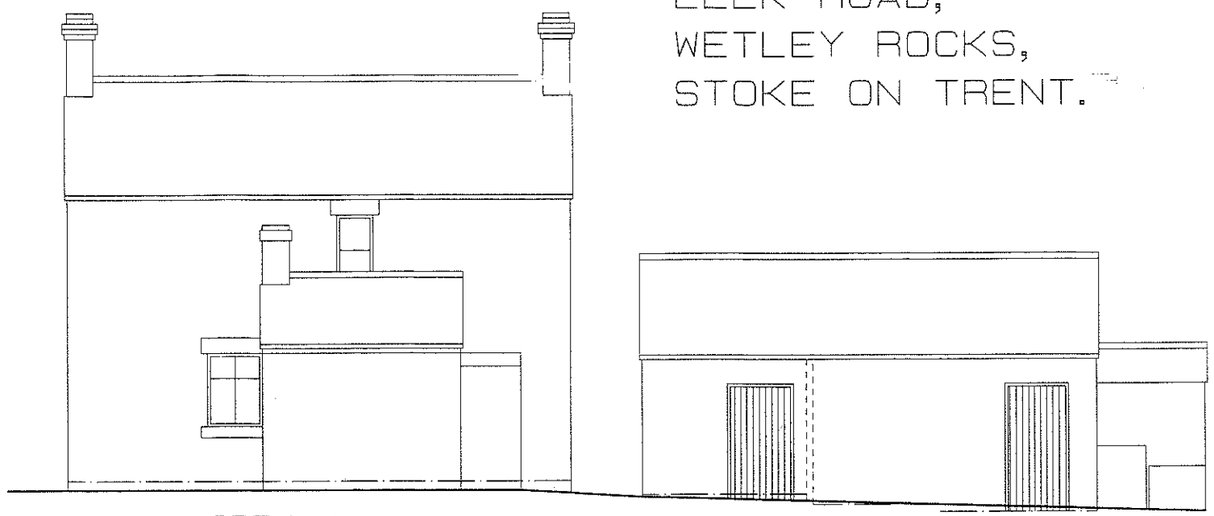
MR. S. AND MRS. J. WELLS

ORIGINAL ELEVATIONS

MIDDLEMOOR COTTAGE
LEEK ROAD,
WETLEY ROCKS,
STOKE ON TRENT.



EAST



NORTH

SCALE 1:100
DATE 20/09/07



WEST

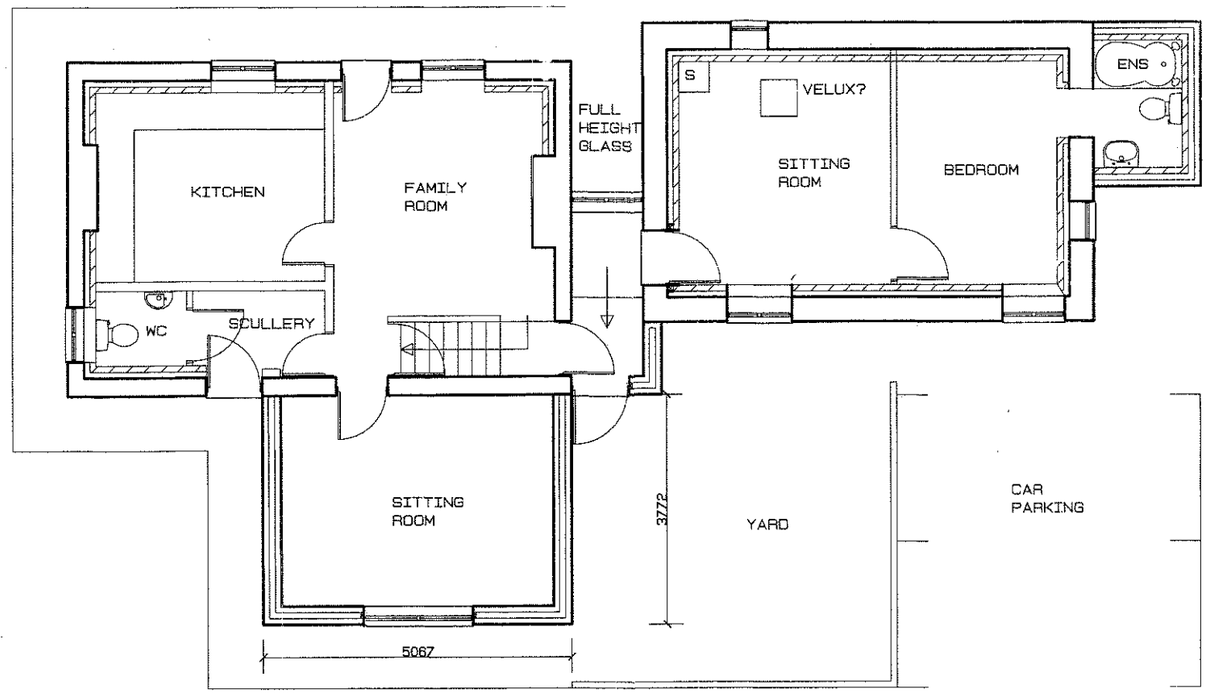


SOUTH

DRAWING NO 70920:2

MR S. AND MRS J. WELLS

PROPOSED EXTENSIONS AND
ALTERATIONS
MIDDLEMOOR COTTAGE
LEEK ROAD,
WETLEY ROCKS,
STOKE ON TRENT.



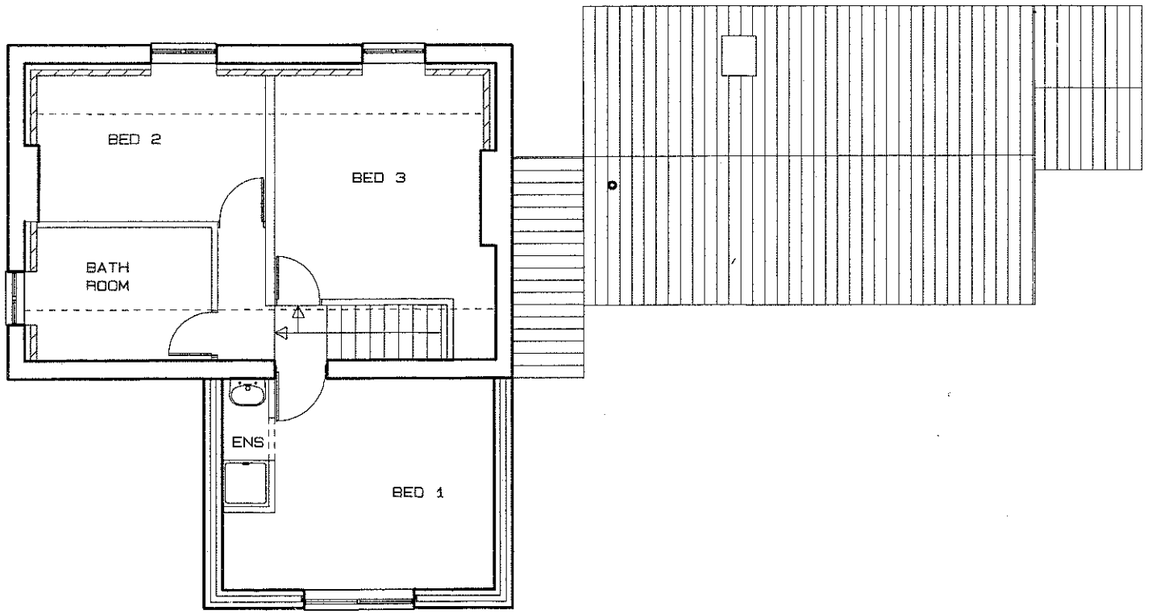
SCALE 1;100
DATE 20/09/07

DAVID NEWBOLD ASSOCIATES,
1 HAWTHORN AVENUE,
BREASTON,
DERBY, DE72 3BL,
TEL/FAX 01332 875073.
E-MAIL PIERS@DNEWBOLD.ORANGEHOME.CO.UK

GROUND FLOOR

DRAWING No 70920:3F

REVISIONS B altered drawing 28/09/07
C revised drawing 30/01/08
D altered drawing 01/02/08
E janes layout 22/02/08
F revised layout 26/03/08



FIRST FLOOR

MR S. AND MRS J. WELLS

PROPOSED EXTENSIONS AND
ALTERATIONS
MIDDLEMOOR COTTAGE
LEEK ROAD,
WETLEY ROCKS,
STOKE ON TRENT.

SCALE 1;100
DATE 20/09/07

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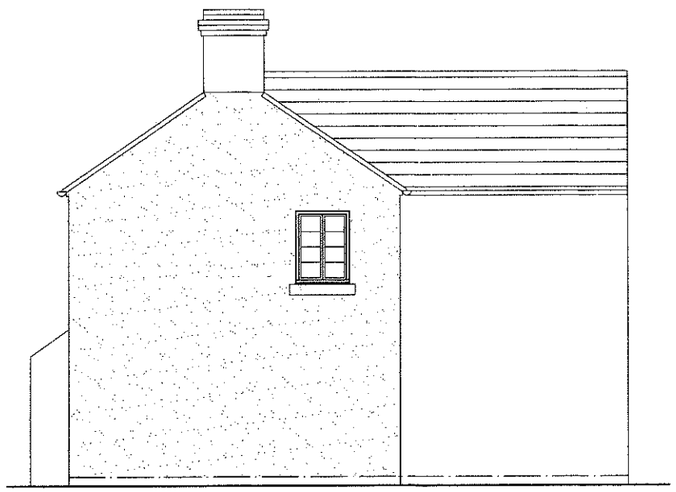
DRAWING No 70920:4F

REVISIONS B altered drawing 29/09/07
C revised drawing 30/01/08
D revised layout 01/02/08
E janes layout 22/02/08
F revised layout 26/03/08

MR S. AND MRS J. WELLS

PROPOSED EXTENSIONS AND
ALTERATIONS
MIDDLEMOOR COTTAGE
LEEK ROAD,
WETLEY ROCKS,
STOKE ON TRENT.



EAST



NORTH

SCALE 1;100
DATE 20/09/07

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BREASTON,
DERBY, DE72 3BL,
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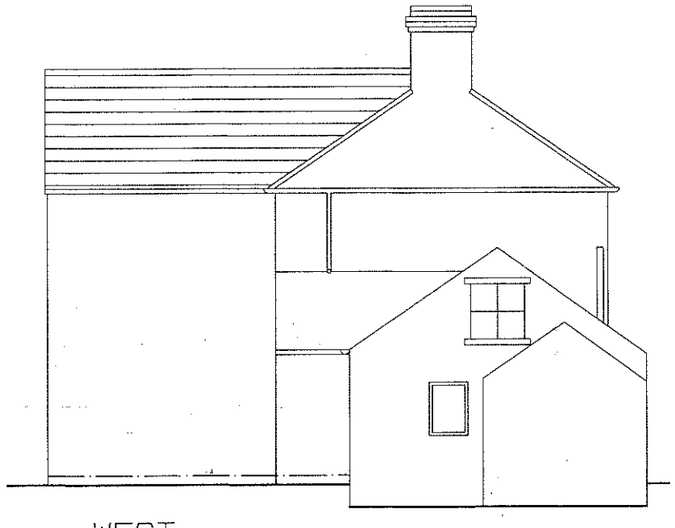


WEST



SOUTH

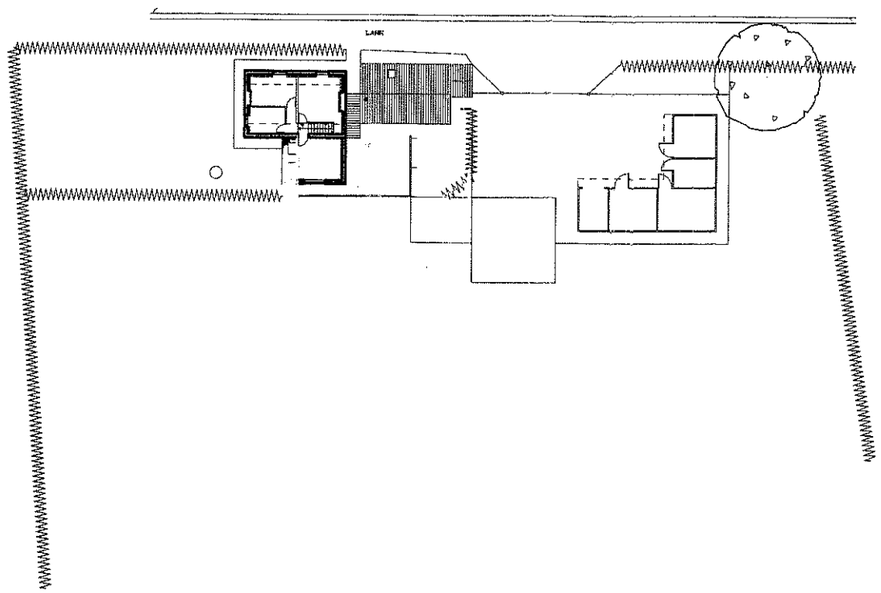
DRAWING NO 70920:5F

REVISIONS B altered drawing 28/09/07
C altered drawing 30/01/08
D altered drawing 01/02/08
E janes layout 22/02/08
F revised layout 25/03/08

MR. S. AND MRS. J. WELLS

BLOCK PLAN

MIDDLEMOORS
LEEK ROAD,
WETLEY ROCKS.



SCALE 1:500
DATE 01/04/08

DAVID NEWBOLD ASSOCIATES,
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DRAWING No70920:32

REVISIONS