



Civic Centre, Riverside, Stafford

Contact Andrew Bailey

Direct Dial 01785 619212

Email abailey@staffordbc.gov.uk

Dear Members

Planning Committee

A meeting of the Planning Committee will be held on **Wednesday, 15 June 2022** at **6.30pm** in the **Craddock Room, Civic Centre, Riverside, Stafford** to deal with the business as set out on the agenda.

Please note that this meeting will be recorded.

Members are reminded that contact officers are shown in each report and members are welcome to raise questions etc in advance of the meeting with the appropriate officer.

A handwritten signature in black ink, appearing to read "I. Curran".

Head of Law and Administration

PLANNING COMMITTEE - 15 JUNE 2022

Chairman - Councillor E G R Jones
Vice-Chairman - Councillor P W Jones

A G E N D A

- 1 Minutes
- 2 Apologies
- 3 Declaration of Member's Interests/Lobbying
- 4 Delegated Applications

Details of Delegated applications will be circulated separately to Members.

	Page Nos
5 Planning Applications	3 - 18
6 Planning Appeals	19 - 21

MEMBERSHIP

Chairman - Councillor E G R Jones

F Beatty	P W Jones
A G Cooper	B McKeown
A P Edgeller	A Nixon
A D Hobbs	G P K Pardesi
J Hood	C V Trowbridge
E G R Jones	

PLANNING COMMITTEE – 15 JUNE 2022

Ward Interest - Nil

Planning Applications

Report of Head of Development

Purpose of Report

To consider the following planning applications, the reports for which are set out in the attached **APPENDIX**:-

		Page Nos
21/35228/HOU	The Coppins, Church Close, Ranton	4 - 10
	The application was called in by Councillor M J Winnington	
	Officer Contact - (<i>Lead Officer Sian Wright Interim Development Lead</i>) Telephone 01785 619326	
22/35606/FUL	6 Mill Farm Barns, Mill Street, Stone	11 - 18
	The application was called in by Councillor I D Fordham	
	Officer Contact - (<i>Lead Officer Sian Wright Interim Development Lead</i>) Telephone 01785 619326	

Previous Consideration

Nil

Background Papers

Planning application files are available for Members to inspect, by prior arrangement, in the Development Management Section. The applications including the background papers, information and correspondence received during the consideration of the application, consultation replies, neighbour representations are scanned and are available to view on the Council website.

Application:	21/35228/HOU
Case Officer:	Hannah Cross
Date Registered:	11 March 2022
Target Decision Date:	5 May 2022
Extended To:	n/a
Address:	The Coppins, Church Close, Ranton, Stafford, ST18 9JE
Ward:	Seighford and Church Eaton
Parish:	Ranton
Proposal:	Single Storey Rear Extension with Roof Lantern including Internal Alterations and Remodelling, New Balcony to First Floor Master Bedroom - Extending of Front Elevation Canopy - External Render Applied Across New and Existing
Applicant:	Mr R Reardon
Recommendation:	Approve, subject to conditions

REASON FOR REFERRAL TO COMMITTEE

The application has been called in by Councillor M J Winnington of Seighford and Church Eaton ward for the following reason:

'Local concerns around the effect on streetscene'.

1.0 CONTEXT

The Application Site

The site comprises a detached two storey dwelling and its associated residential curtilage. The site is located on a corner plot of a residential estate 'Church Close' within the rural settlement of Ranton, and in policy terms is located within open countryside.

Proposed Development

The proposal is for a single storey rear extension with flat roof and roof lantern above, a new balcony to first floor master bedroom with steel supports below, and the extension of front elevation canopy.

Single storey rear extension (render finish): External measurements of approx. 3.49m (d) x 5.6m (w) with a maximum height of 3.2m (to top of roof lantern) and approx. 2.5m to top of flat roof.

Balcony to first floor: External measurements of approx. 2.5m (width) x 3.5m (depth) consisting of slim metal glassed framed balustrades and accessed via new French doors to side elevation of master bedroom on first floor with steel supports creating canopy area below.

Extension of front canopy: The proposed canopy is to extend around the existing garage walls and front porch area to cover the width of the front elevation. The canopy is to follow the existing canopy taking a maximum height of 3.3m to ridge and 2.6m to eaves.

The proposal also includes the rendering of all new and existing walls. New windows are proposed in an anthracite grey finish with the re-spraying of some existing windows to match.

Planning policy framework

Section 38(6) of the 2004 Planning and Compulsory Purchase Act and section 70 of the Town and Country Planning Act 1990, as amended, require decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan for the purposes of this application comprises The Plan for Stafford Borough 2011-2031 Parts 1 and 2 (TPSB).

OFFICER ASSESSMENT – KEY CONSIDERATIONS

2.0 PRINCIPLE OF DEVELOPMENT

The application site is located within the settlement of Ranton. Ranton is not however listed as a settlement in the Sustainable Settlement Hierarchy under Spatial Principle (SP) 3 of the TPSB with their defined settlement boundaries set out under Policy SB1 and as shown on the associated Inset maps. In policy terms therefore the site is located within the countryside.

SP7 of the TPSB deals with the location of new development and at provision (ii) supports proposals which are consistent with the objectives of SP6 and policies E2 and C5 in supporting rural sustainability.

In particular, Policy C5 requires that in areas outside of the Sustainable Settlement Hierarchy the extension of an existing building should not result in additions of more than 70% to the dwelling as originally built.

The original floor area of the dwelling measures in the region of 201m². The property has previously been extended under permissions 91/26359/FUL and 90/25125/FUL to add two storey front, side and rear extensions which resulted in an additional 101m² over the original floor area of the dwelling.

The proposal combined with previous extensions results in a cumulative increase of 76% over the original floor area of the dwelling.

The proposal would be over the 70% threshold provided for under Policy C5(c) but for the reasons set out in Section 3 of this report (Character and appearance) the design and

appearance of the proposed extension is considered to be proportionate to the type and character of the existing dwelling and the surrounding area.

The principle of development is therefore considered to be acceptable, but subject to other material considerations being satisfied, including:-

- Residential amenity;
- Car parking provision.

Polices and Guidance:-

National Planning Policy Framework 2021 (NPPF)

Paragraphs 8 and 11

The Plan for Stafford Borough 2011-2031 (TPSB)

Part 1 - Spatial Principle 1 (Presumption in Favour of Sustainable Development), Spatial Principle 3 (Sustainable Settlement Hierarchy), Spatial Principle 7 (Supporting the Location of New Development), C5 (Residential Proposals outside the Settlement Hierarchy)

Part 2 - SB1 (Settlement Boundaries)

3.0 CHARACTER and APPEARANCE

Policy N1 of the TPSB sets out design criteria including the requirement for design and layout to take account of local context and to have high design standards which preserve and enhance the character of the area. Section 8 of the Supplementary Planning Document on Design (SPD) then provides further detailed guidance on extensions and alterations to dwellings.

The rear extension takes a single storey flat roof form, and the extension is considered to appear subservient in its overall scale, massing and design, and constitutes a proportionate addition to the existing dwelling.

The proposed balcony with steel supports below will extend from the side elevation of the dwelling and will be partially viewable from 'Brook Lane' however taking account of the glazed nature of the balcony it is not considered that this will result in an unduly dominant feature to the property or the surrounding streetscene. The addition of bi-fold doors on the side elevation of the master bedroom to allow access to the balcony is considered acceptable.

The proposed canopy will follow the form and height of the existing canopy and is considered a sympathetic addition to the property frontage.

Whilst render is not a common feature of properties on Church Close, some properties in the surrounding area including the neighbouring property 'The Firs' include at least in part a render finish, and noting the existing mis-matching brickwork of the property as a result of previous extensions, it is not considered this alteration would be harmful to the appearance of the property. The proposed anthracite grey finish to new and replacement windows would be sympathetic to the existing garage and front door at the property and is considered acceptable.

In all it is considered the proposal will not result in harm to the appearance of the host dwelling or its surrounding streetscene.

Policies and Guidance:-

National Planning Policy Framework 2021 (NPPF)

Section 12 - Achieving well-designed places

The Plan for Stafford Borough 2011-2031 (TPSB)

N1 (Design), C5 (Residential Proposals outside the Settlement Hierarchy)

Supplementary Planning Document – Design (SPD)

4.0 RESIDENTIAL AMENITY

Criteria (e) of Policy N1 of the TPSB and the SPD require design and layout to take account of adjacent residential areas and existing activities.

The proposed single storey rear extension is located adjacent to the boundary with no 13 Church Close (Hilary House). Based on available planning history the nearest window to the proposed extension serves a utility room, which is not considered a principal habitable room for which light and outlook is essential. The proposal will not result in any technical breaches to the Council's SPD guidance with respect to 45 degree sightlines from principal windows. Furthermore it is not considered light/outlook to principal windows at Hilary House will be detrimentally affected.

The proposed balcony will provide views towards the front lawn area and windows at 'Church House Farm' which is located on the other side of 'Brook Lane', and the parking area and side elevation of 'The Firs'. Considering the main private amenity areas at 'Church House Farm' are located to the rear of the dwelling, the intervening highway between the properties, and the separation distance of approx. 45m from principal windows at the property it is not considered privacy of these occupiers will be adversely harmed by the proposal. There is a window located on the first floor side elevation of 'The Firs' however this is located at an angle from the proposed balcony and is already directly viewable from first floor rear outlooks at the application property. The driveway to the front of 'The Firs' will be directly viewable however this is not considered a private amenity area. In all it is considered privacy of the occupiers at 'The Firs' will not be detrimentally affected by the proposal above the existing situation.

In all it is considered the proposal will not result in undue harm to the amenities of neighbouring occupiers.

Policies and Guidance:-

National Planning Policy Framework 2021 (NPPF)

Paragraph 130

The Plan for Stafford Borough 2011-2031 (TPSB)

N1 (Design)

Supplementary Planning Document - Design (SPD)

5.0 HIGHWAYS AND PARKING

The proposal does not impact access to the site and parking provision and parking requirements are unaffected.

Policies and Guidance:-

National Planning Policy Framework 2021 (NPPF)

Paragraphs 110 and 111

The Plan for Stafford Borough 2011-2031 (TPSB)

Policies T1 (Transport), T2 (Parking and Manoeuvring Facilities), Appendix B - Car Parking Standards

6.0 FLOOD RISK

The Southern part of the site and location of the proposed extensions is located in Flood Zone 3. As a minor extension of less than 250sqm the Environment Agency (EA) requires that floor levels are no lower than the existing floor levels or 300mm above the estimated flood level. A Flood Risk Assessment has been submitted alongside the application which states that floor levels within the proposed development will be set no lower than existing levels and floor proofing of the proposed development shall be incorporated where appropriate. Additional flood resilience design measures within the foundation design, ground floor construction and external wall construction are also shown in the FRA. This information is considered to comply with the EA advice and sufficiently mitigate flood risk.

Policies and Guidance:-

National Planning Policy Framework 2021 (NPPF) Paragraphs 159, 167

The Plan for Stafford Borough 2011-2031 (TPSB) - Policy N2 Climate Change

CONCLUSION AND PLANNING BALANCE

The proposal will not result in harm to the appearance of the host dwelling and surrounding area. There are no significant residential amenity concerns and parking provision is unaffected. Flood risk is considered to be sufficiently mitigated. It is therefore recommended planning permission be granted subject to conditions.

CONSULTATIONS

Parish Council: No response received

Neighbours:

(4 consulted): No representations received

Relevant Planning History

91/26359/FUL - Ground Floor Utility and First Floor Bedroom Extension – Permitted
17.04.1991

90/25125/FUL - Extension To Rear and Two Storey Extension To Front Side Elevations - Permitted 25.07.1990

74/00235/FUL - Erection of Single Storey Building For Changing Rooms In Connection With Swimming Pool - Permitted 14.08.1974

Recommendation

Approve, subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-

Drawing No 2578-200-H - Proposed Floor Plans
Drawing No 2578-201-E Proposed Roof Plan Inc Site Plans
Drawing No 2578-202-H Proposed Elevations

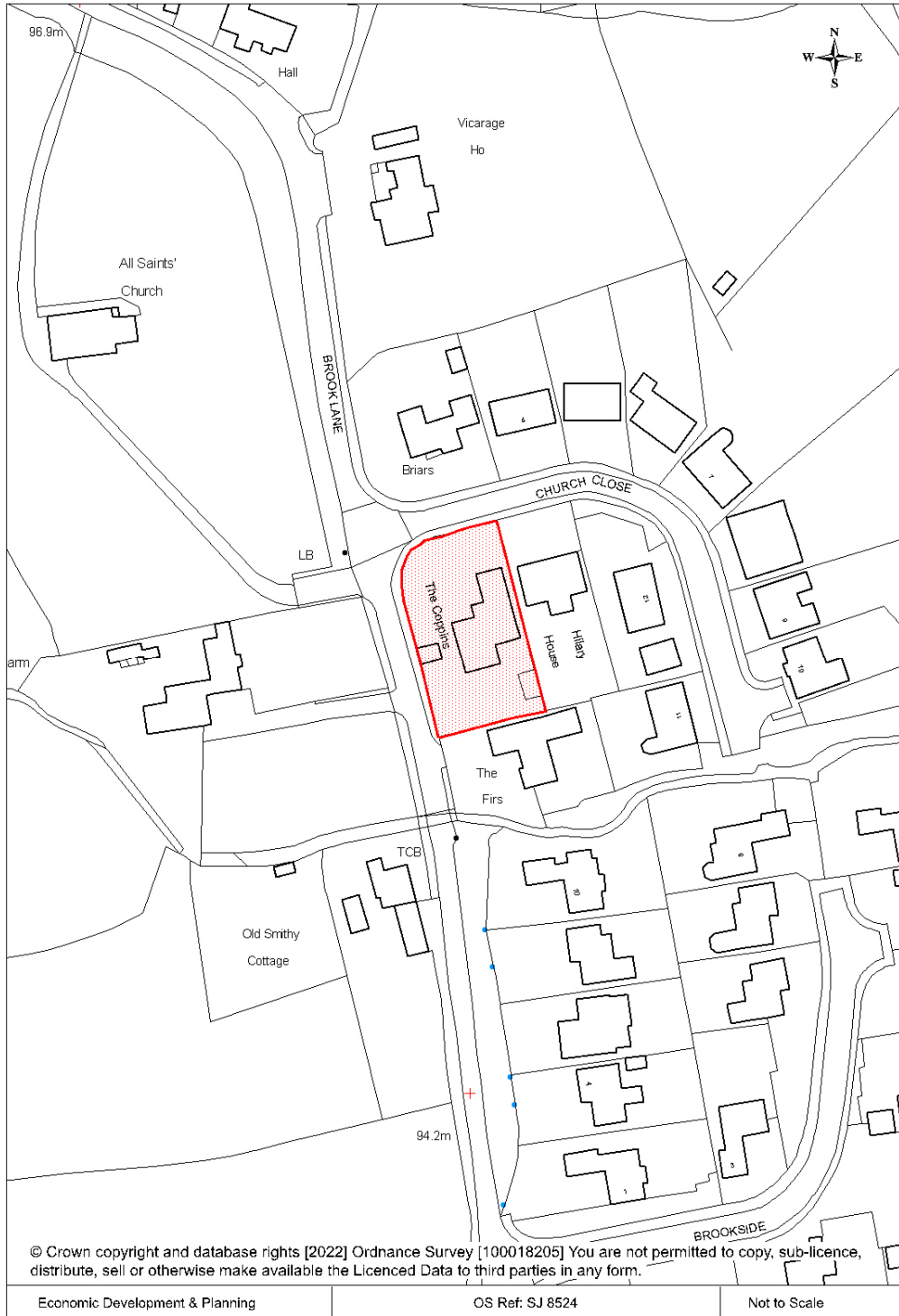
Refuse due to the following reasons:

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To define the permission.

Informative

- 1 In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) (Order) 2010, as amended, and the National Planning Policy Framework 2021, the Council has worked in a positive and proactive way in determining the application and has granted planning permission.

21/35228/HOU
The Coppins
Church Close
Ranton



Application:	22/35606/FUL
Case Officer:	Hannah Cross
Date Registered:	22 February 2022
Target Decision Date:	19 April 2022
Extended To:	n/a
Address:	6 Mill Farm Barns, Mill Street, Stone, ST15 8BA
Ward:	St Michaels and Stone Field
Parish:	Stone Town
Proposal:	Erection of 1.6m high black powder coated steel railings (part replacement of existing fence)
Applicant:	Dr G Rhys
Recommendation:	Approve, subject to conditions

REASON FOR REFERRAL TO COMMITTEE

This application has been called in by Councillor I D Fordham (Ward Member for St Michaels and Stonefield) for the following reasons: -

‘Errors on disclosure impact on Conservation Area contrary to SBC Policies and NPPF’.

1.0 CONTEXT

The Application Site

The application site is a strip of agricultural land located on the edge of a larger parcel of agricultural land to the East of the residential dwelling 6 Mill Farm Barns (also in ownership of the applicant). The application site is within the Mills Character Area of the Moddershall Valley Conservation Area. Historically the land was associated to the 18th century Stone Mill (now Mill Restaurant), a grade II listed former corn mill to the east with associated outbuildings (now converted to residential use as Mill Farm Barns). The site is located within the residential settlement of Stone.

The Eastern boundary of the site abuts the main highway ‘Redhill Road’ which is a suburban residential street outside of the Moddershall Valley Conservation Area characterised predominately by two storey semi-detached dwellings.

The application follows an application (reference 20/32679/FUL) at the site for an existing and proposed 1.8m close boarded timber fence adjacent to the footway at Redhill Road which was refused in May 2021 and consequently dismissed at appeal (Appeal Ref:

APP/Y3425/D/21/3278427) in November 2021 on the grounds that the development was deemed harmful to the setting of the Conservation Area.

On 23 March 2022 the Planning Committee considered an enforcement report on the expediency of taking enforcement action in respect of the approximately 38m length of close boarded fence in place which application 20/32679/FUL sought retrospective approval to retain. At that meeting Planning Committee resolved that appropriate action be authorised to include all steps including the instigation of court proceedings and any work required to secure the reduction in height of the unauthorised fence to not more than 1.0m in height, and an Enforcement Notice is currently being drafted.

Proposed Development

The proposal is for the erection of 1.6m high black powder coated steel railings topped with pointed pales extending a length of approx 85m adjacent to the footway at Redhill Road. The railings will in part replace an existing unauthorised 1.8m close boarded fence. An existing hedgerow and shrubbery will be enclosed inside of the railings.

The proposal has been amended to show a reduction in height of the railings from 1.8m to 1.6m, and to add pointed pales with the hollows facing West towards the application site. In addition a new set of steel gates and dropped kerb access crossing to Redhill Road was proposed towards the North of the boundary but has since been omitted from plans.

Planning policy framework

Section 38(6) of the 2004 Planning and Compulsory Purchase Act and section 70 of the Town and Country Planning Act 1990, as amended, require decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan for the purposes of this application comprises The Plan for Stafford Borough 2011-2031 Parts 1 and 2 (TPSB) and the Stone Neighbourhood Plan.

OFFICER ASSESSMENT – KEY CONSIDERATIONS

The key issues with the development are its impact upon the appearance of the Moddershall Conservation Area and surrounding residential area, alongside highway safety and convenience.

2.0 PRINCIPLE OF DEVELOPMENT

The application site is located within Stafford which is listed as one of the settlements in the Sustainable Settlement Hierarchy under Spatial Principle 3 of TPSB and its defined settlement boundary under Policy SB1 and as shown on the associated Inset map

The principle of development is therefore considered to be acceptable given that the property is located within a sustainable location in the Stafford settlement boundary, but subject to other material considerations being satisfied, including: -

- Impact upon the character and appearance of the Conservation Area
- Highway Safety and Convenience

Policies and Guidance: -

National Planning Policy Framework 2021 (NPPF)

Paragraphs 8 and 11

The Plan for Stafford Borough 2011-2031 (TPSB)

Part 1 - Spatial Principle 1 (Presumption in Favour of Sustainable Development, Spatial Principle 3 (Sustainable Settlement Hierarchy), Spatial Principle 7 (Supporting the Location of New Development)

Part 2 - SB1 (Settlement Boundaries)

3.0 IMPACT ON THE CHARACTER and APPEARANCE OF THE CONSERVATION AREA

Policy N1 of the TPSB sets out design criteria including the requirement for design and layout to take account of local context and to have high design standards which preserve and enhance the character of the area. Section 8 of the Supplementary Planning Document on Design (SPD) then provides further detailed guidance on extensions and alterations to dwellings. In addition, Policy N9 requires that developments respect and where possible enhance the historic environment.

The existing close boarded fence is situated on the edge of Moddershall Valley Conservation Area and adjacent to Redhill Road. The fence is readily viewable from Redhill Road and currently presents a hard and dominating boundary to the Conservation Area. The replacement of this fence is therefore welcomed in principle.

The proposed steel railings are considered to take a visually inobtrusive appearance, the design and finish (black powder-coated) of which are sympathetic to the Conservation Area and comparable to the historic boundary treatment of the site. Plans show the retention of existing shrubbery and hedgerow which will sit directly inside of the railings which is welcomed. The Conservation Officer commented on the original plans submitted with this application to request a reduction in the height of the railings to a maximum of 1.6m and minor tweaks to the design to show pointed pales with the hollow of the pale facing away from Redhill Road. The Conservation Officer raises no objection to the amended scheme subject to a condition securing a black powder-coated finish with the hollows of pale tops facing west into the application site. This can be secured by condition.

In all it is considered the proposal has an acceptable impact upon the character and appearance of the surrounding streetscene and Conservation Area in accordance with Policy N1 and Policy N9.

Policies and Guidance: -

National Planning Policy Framework 2021 (NPPF)

Section 12 - Achieving well-designed places

The Plan for Stafford Borough 2011-2031 (TPSB)

N1 (Design)

Supplementary Planning Document – Design (SPD)

5.0 HIGHWAY SAFETY AND CONVENIENCE

The Highway Authority initially recommended that the application be refused on the basis of insufficient information regarding the use of the new access and access gates originally proposed. Since the dropped kerb and access gates were omitted from plans, the Highway Authority have raised no objections subject to the fence being erected behind the existing light column adjacent to Redhill Road. The lighting column is situated on the footpath where the railings are set behind, on the applicant's land. As such this is considered acceptable.

Policies and Guidance: -

National Planning Policy Framework 2021 (NPPF)

Paragraphs 110 and 111

The Plan for Stafford Borough 2011-2031 (TPSB)

Policies T1 (Transport), T2 (Parking and Manoeuvring Facilities), Appendix B - Car Parking Standards

Other matters

6.0 FLOOD RISK

The proposed railings are located within Flood Zone 1 which is classified to be at low risk of flooding. Notwithstanding given recent flooding events in the area and neighbour concerns raising the issue of flooding, the Lead Local Flood Authority have been consulted on the application. It was considered that the use of steel railings will allow the flow of flood water through the structure and as such was found acceptable.

7.0 TREES

The proposed railings would sit forward and adjacent to an existing hedgerow, shrubs and trees at the site. There is no indication from the details submitted that any hedgerow or trees are proposed to be removed as part of the works. The Tree Officer has however requested a pre-commencement condition requiring an arboricultural method statement be submitted.

CONCLUSION AND PLANNING BALANCE

The proposal is not considered to harm the setting of the adjacent Conservation Area, is acceptable on highway safety and convenience grounds and is not considered to increase the risk of flooding in the area. It is therefore recommended that planning permission be granted subject to conditions.

CONSULTATIONS

Flood Team (comments dated 31.03.2022): The use of steel railings will allow the flow of flood water through the structure, so the amended plans are acceptable.

Flood Team (further response following public comments dated 11.05.2022): I originally raised concerns that the initial proposal (20/32679/FUL) of a grid (approx.50mm) below the fence panels could easily become blocked with debris. The Jackson Barbican

Imperial spec sheet shows a 119mm pale pitch, and there would be no solid panel above. This is therefore preferable to either a solid gravel board or a 50mm grid, and comparable to the previous railings, and on this basis acceptable.

Tree Officer: Requests pre-commencement condition requiring an arboricultural method statement be submitted.

Conservation Officer (to original scheme): The proposals in their current form by virtue of the excessive height and inappropriate design of the proposed railings and gates cause less than substantial harm to the degree of moderate harm to the character and appearance of the Moddershall Valley Conservation Area and without clear and convincing justification.

Conservation Officer further comments dated 23.03.2022: The railings comprise of vertical round hollow section 25mm diameter pales. The face of the point should face into the site and not the pavement, so the hollow is not visible to members of the passing public (see image of black railings below).

If the design is amended to show pointed pales, in accordance with the comments above and the below images then there would be no conservation objection to the application.

Conservation Officer: Now happy with the proposed from a conservation perspective, would just request the below compliance condition to reinforce.

“Notwithstanding any description, details and specifications submitted, the new fence and gates shall have a black powder-coated finish with pointed pale tops, the hollows of which shall face west into the application site and thereafter retained as such for the life of the development.”

Parish Council (original scheme): The Town Council raises no objections provided the ground is graded away from the fence

Parish Council (to amended scheme): No objections. The Town Council asks that the applicant exercises expedience in completing the work as the fencing that remains in place is causing some issues.

Neighbours (original scheme):

(9 consulted): 2 representations received raising the following material considerations: -

- 1.8m high metal fence less visually pleasing than previous railings and natural hedgerow
- Raising errors on application form re. flood risk, trees and hedges etc
- Flood Risk needs to be assessed and identified
- The proposal could affect hedgerow and trees along the boundary of Redhill Road
- No indication of width of gap between the railings
- Raising concern surrounding use of the agricultural land as garden

Neighbours (amended scheme reducing height of railings):

(9 consulted): 7 representations received raising the following material considerations: -

- The lower fence height makes the design more acceptable
- Request that fence be painted green as opposed to black

- Proposal fails to address the potential risk of flooding
- Comments received in support of a secure fence for safety reasons but objecting to the gate and dropped kerb access for vehicular access
- Flood Risk needs to be formally reviewed by the Flood Risk Officer
- Gate and vehicular access would reduce security of nearby converted barns
- Raising concern surrounding use of the agricultural land as a garden

Neighbours (final amended scheme removing access gates and dropped kerb): 2 representations received raising the following material considerations:-

- Referring to errors on application form regarding trees/hedges
- Stating that sequential tests are required and a Flood Risk Assessment should be submitted

Highway Authority comments 05.04.2022 (comments summarised):

Recommendation Summary: Refusal

The Highways Authority would not have an objection to the proposed fence but cannot find any evidence that permission has been sort for a vehicular gate and before any formal crossing of the highway can be approved (dropped kerbs)/extended the highways department need to ascertain what this gate and the access will be used for. Details of the access including visibility splays, surface material are required. The proposed use of the access and number of vehicles expected to use the access are required.

Highway Authority comments 05.05.2022 (comments summarised):

Recommendation Summary: Acceptable

The Highways Authority would not have an objection to the proposed fence as it is will not affect the highway. However, the fence must be erected behind the existing lamp column at the back of the footway on Redhill Road.

Newsletter Advert:

Expiry: 08.06.2022

Site Notice:

Expiry: 14.04.2022

Relevant Planning History

20/32679/FUL - Retrospective application for the retention of existing fence and the erection of fence adjacent to Redhill Road - Application Refused May 2021 - Appeal Dismissed November 2021

WKS2/00096/EN20 - Land at Redhill Road, Stone - Resolution to take enforcement action 23 March 2022

Recommendation

Approve, subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. The development authorised by this permission shall be carried out in complete accordance with the originally submitted details and specification and the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence: -

JPK/22/4878/2 Revision E

3. The development shall not be commenced, including ground works, construction activities and deliveries to the site of any materials or equipment unless and until an Arboricultural Method Statement covering all aspects of development that are within the root protection areas of retained trees, or that have the potential to result in damage to retained trees, has been submitted to and approved in writing by the Local Planning Authority. The measures within the approved Arboricultural Method Statement shall be implemented and maintained until the completion of all construction related activity, unless alternative details are otherwise first submitted to and approved in writing by the Local Planning Authority.

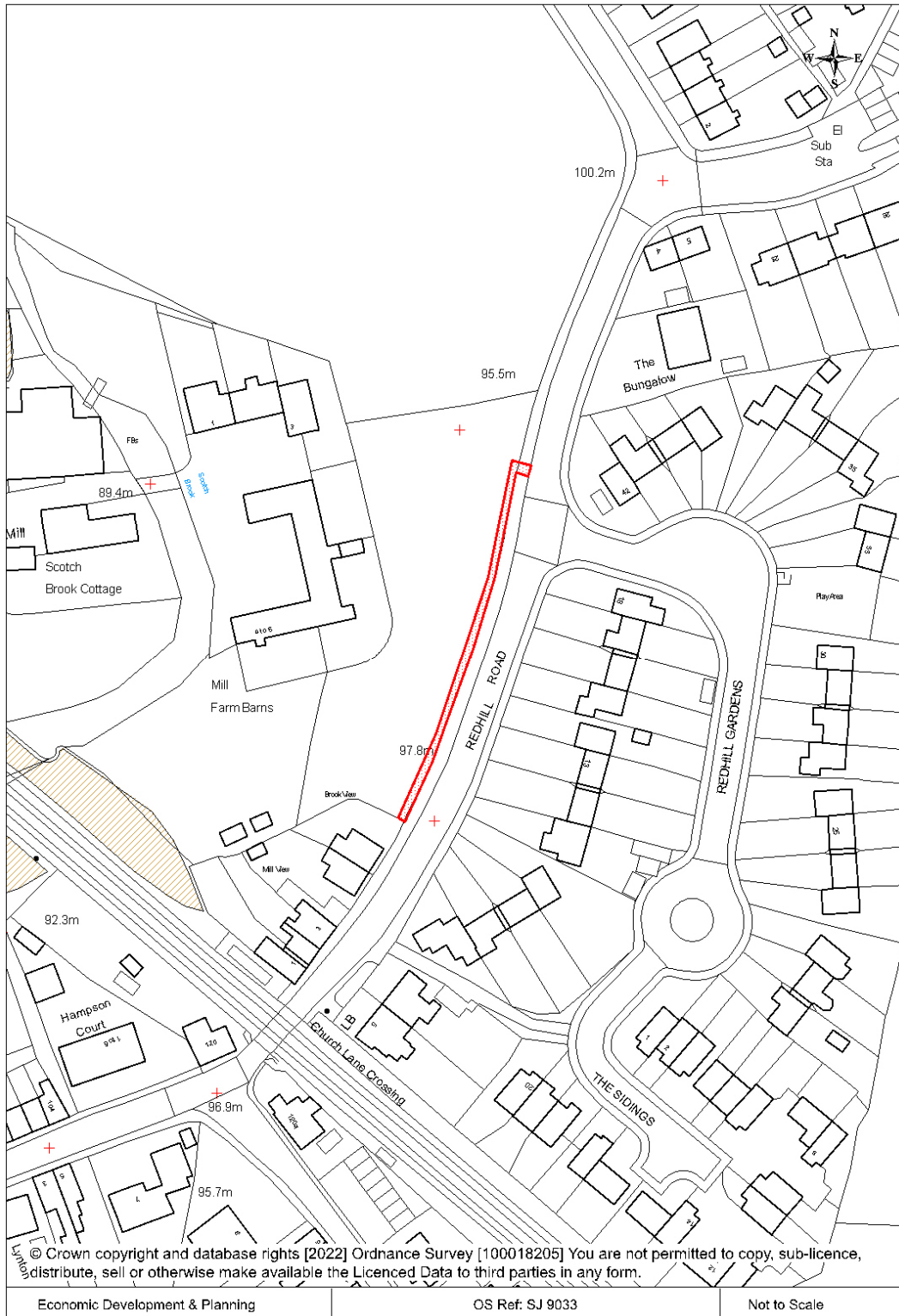
The reasons for the Council's decision to approve the development subject to the above conditions are:

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To define the permission.
3. To safeguard the amenities of the surrounding area and prevent damage to surrounding trees (Policy N1 and Policy N4 of The Plan for Stafford Borough).

Informative

- 1 In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) (Order) 2010, as amended, and the National Planning Policy Framework 2021, the Council has worked in a positive and proactive way in determining the application and has granted planning permission.

22/35606/FUL
6 Mill Farm Barns
Mill Street
Stone



 PLANNING COMMITTEE – 15 JUNE 2022

Ward Interest - Nil

Planning Appeals

Report of Head of Development

Purpose of Report

Notification of new appeals and consideration of appeal decisions. Copies of any decision letters are attached as an **APPENDIX**.

Decided Appeals

Application Reference	Location	Proposal
21/34448/HOU Appeal Dismissed	6 Manor Farm Barns Shebdon Road High Offley	Single-storey rear extension

Previous Consideration

Nil

Background Papers

File available in the Development Management Section

Officer Contact

John Holmes, Development Manager Tel 01785 619302



Appeal Decision

Site visit made on 14 April 2022

by John D Allan BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17th May 2022

Appeal Ref: APP/Y3425/D/22/3291002

6 Manor Farm Barns, Shebdon Road, High Offley, Stafford ST20 0ND

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Evans against the decision of Stafford Borough Council.
 - The application Ref 21/34448/HOU, dated 1 June 2021, was refused by notice dated 5 November 2021.
 - The development proposed is the erection of a single-storey rear extension.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the existing building and the wider area.

Reasons

3. The appeal property is a two-storey dwelling set within the open countryside and at one end of a range of formerly redundant barns that were converted following a grant of planning permission in 1999 (Ref: 98/35959/FUL). Although obviously now seen as residences, the conversion work has been sensitively undertaken, with the buildings clearly retaining the simple architectural form of their agricultural origins. During my visit I was particularly struck by the absence of any significant amounts of typical residential paraphernalia associated with any of the properties, including any notable extensions or alterations. In this regard, I note that permitted development rights were removed by a condition on the original planning permission. The result is an attractive, linear, and uniform range of buildings that make a significant and positive contribution to the attractive rural qualities of the locality and wider area.
 4. The extension would be a 3m deep rectangular 'box-like' addition to the rear and across roughly two-thirds of the elevation to No 6 with mostly floor to ceiling glazed walls, timber or bamboo vertical cladding to one end, and with a flat roof finished in standing seam aluminium or zinc.
-

5. The appellant has argued that the extension has been deliberately designed to allow the original fabric of the building to be appreciated through the extensive amount of glazing. However, whilst there would be sight through the glazing, in practice the extension would be seen as a visually dominant contemporary addition to the rear, ground floor elevation that would be likely to shroud any meaningful perception of this part of the building's original form. Whilst I recognise the appellant's efforts to bring forward an extension of unique design and appearance, in my assessment it would appear as a 'bolt-on' adjunct that would look out of place by failing to respect the architectural composition of the original building, including the unbroken and consistent rear elevation of Manor Farm Barns as a whole.
6. The appellant has drawn my attention to an earlier addition to the building in a similar position to the proposed extension. However, for reasons that are unexplained, the extension that previously existed was not carried forward as part of the conversion works. Whilst it may be the case that many farm buildings have historically extended in practical ways by using resources that are on hand rather than with matching materials and styles, I am not persuaded that the clean lines and contemporary form of the appeal proposal would mimic this method. In addition, such an approach could pave the way for future, individual styled additions to the other homes at Manor Farm Barns that would be difficult to resist, especially those along this limb of the terrace, which would be to the further detriment of the building's rural character.
7. I have noted that the appeal proposal evolved from an earlier scheme to extend the property to the rear with a brick-built extension that was resisted by the Council. Be that as it may, I have considered this appeal based on the proposal that was before me.
8. Overall, for the reasons given, I find that the proposed extension would harm the character and appearance of the original building. This in turn would harm the rural character of the wider area. The proposal is for an extension to an existing dwelling therefore I find no conflict with the part of Policy E2 *Sustainable Rural Development* of The Plan for Stafford Borough 2011-2031 (PSB) which deals with the re-use of rural buildings. Nevertheless, the harm that I have identified means that there would be conflict with Policy E2 insofar as it requires all development in the rural areas to respect the built vernacular character of the area. For the same reason there would be conflict with PSB Policy N1 *Design* insofar as it requires development to take account of and to preserve local character, and the National Planning Policy Framework's objectives for achieving well-designed places. The appellant has drawn my attention to PSB Policy C5 *Residential Proposals Outside the Settlement Hierarchy*. However, this does not support development that would fail to appear proportionate to the type and character of the existing dwelling and the surrounding area.

Conclusion

9. For the reasons given, and having regard to all other matters raised, including some support that was expressed for the proposal and which I have noted, the appeal is dismissed.

John D Allan INSPECTOR