DELEGATED REPORT

FILE REFERENCE: SMD/2016/0268 – Cholpesdale Farm, Abbey Green Road

MAIN ISSUES:

Whether the proposed amendments to the recently approved plans condition 2 of SMD/2015/0604 are acceptable. Visual amenity, impact on open countryside including landscape character impacts, design, neighbour amenity.

PUBLICITY/REPRESENTATIONS:

Leek Town Council – approve subject to not being found unneighbourly
Public Notices – no representations

CASE OFFICER ASSESSMENT:

Permission was granted under SMD/2015/0604 for a two storey dwelling to replace the present dormer bungalow. Permission was sought under application SMD/2016/0097 for a larger building than that approved but was refused on grounds of landscape sensitivity, prominence and design noting the substantial scale.

The location is in open countryside and not in the Green Belt. The primary policy consideration is SS6c which allows for the conversion, extension or replacement of an existing rural building in accordance with policies R1 and R2. Assessment under R1 is, inter alia and of relevance here, according to the extent the proposal enhances the character, appearance and biodiversity of the countryside. It should not harm the rural character and environmental quality of the area and scale is a specific consideration.

The amendments proposed are contained entirely within the limits of the dimensions of the approved scheme and are principally about changes in the size and positions of windows. The changes are minor, acceptable in design and raise no adverse implications for neighbour or street scene amenity.

In accordance with policies SS6c, DC1 and DC3 the application is recommended for approval.

RECOMMENDATION:

Approve

Date 16/06/2016 **Signed** _____
Arne Swithenbank

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____