DELEGATED REPORT

FILE REFERENCE: SMD/2016/0312

MAIN ISSUES:

Design considerations
Impact on the openness of the Green Belt
Impact on residential amenity
Impact on trees
Highway safety

PUBLICITY/REPRESENTATIONS:

Endon with Stanley Parish Council – No objection.

Highway Authority – No objection.

Arboricultural Officer - No objection subject to a condition requiring tree protection measures to be put in place for the duration of construction.

Neighbours – No representations received.

CASE OFFICER ASSESSMENT:

This application relates to a semi-detached property known as Linden, which is positioned on the eastern side of Stanley Bank. The property is attached to Oak Cottage to the north with an access track serving Knypersley Farm directly to the southern boundary of the site. The application site includes a detached garage directly to the south of the dwelling. The site is within the Green Belt and accordingly the assessment of this application is subject to Chapter 9 of the National Planning Policy Framework and policy R1 of the Staffordshire Moorlands Core Strategy Development Plan Document.

Planning approval is sought to replace the existing garage with a new detached garage. In accordance with local and national Green Belt policy, new development within the Green Belt should be regarded as inappropriate development, which is by definition, harmful to openness and should not be approved, unless very special circumstances can be demonstrated. Paragraphs 89 and 90 stipulate certain forms of development that are not considered to be inappropriate. The replacement of a building, provided the new building is in the same use can be considered acceptable for the purposes of Green Belt policy. However, this is subject to the new building not being 'materially larger' than the building it replaces. The application proposal is sited broadly on the same footprint as the existing garage. The proposal would extend slightly further forward and further back than the existing and the proposal would increase the height of the building from 2.8m to 4.2m. Given the modest scale of the building and only modest increases in footprint and height, it is not considered that the building would be materially larger than the one it replaces. The principle of the development is therefore considered acceptable in this instance.

In accordance with Core Strategy policy DC1 the proposed garage is appropriately designed to respect the application site and surroundings. Having regard to matters of scale, siting and materials the proposed development would not detract from the rural character or setting of the site. Furthermore, due to the siting of the proposed garage, it is not considered that the development would cause injury to residential amenity or highway safety.

The Council's Arboricultural Officer raises no objection, but, due to the proposed garage projecting slightly further towards the frontage trees than the existing garage, he recommends a condition requiring tree protection measures to be implemented for the duration of construction works, which would include protective fencing.

In conclusion, this application is considered to constitute an appropriate form of development within the Green Belt. The development is unlikely to result in undue harm to residential amenity, highway safety or significantly detract from the rural characteristics of the site. The application is therefore considered to accord with Policies R1 and DC1 of the Core Strategy and Chapters 7 and 9 of the National Planning Policy Framework.

RECOMMENDATION:

APPROVE

Date 11/07/2016 **Signed** _____
Mark Ollerenshaw

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____