DELEGATED DECISION REPORT

SMD/2016/0432 **Valid 20/07/2016**	**DARLEYSHIRE FARM LEEK ROAD WETLEY ROCKS**	**PROPOSED SINGLE STOREY EXTENSION TO LINK THE GARAGE TO THE HOUSE (FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Design
- Amenity

DESCRIPTION OF SITE

This application relates to Darleyshire Farm, positioned on the southern side of Leek Road. The site comprises of a detached two storey farmhouse that sits perpendicular to the highway and is located towards the northern side of the site. A detached double garage is located on land between the dwellinghouse and the highway. Access to the site is taken off Leek Road.

For the purposes of this assessment the site is blanketed by a Green Belt designation as outlined on the Policies Maps.

PROPOSAL

Planning approval is sought for a single storey link extension that would serve to connect the main dwellinghouse and the detached garage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6c Other Rural Areas Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport
R1 Rural Diversification
R2 Rural Housing

National Planning Policy Framework

Chapter 7 Requiring good design

Chapter 9 Protecting Green Belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

99/01243/FUL	Replacement dwelling Approved
04/01295/FUL	Single storey side extension Refused

CONSULTATIONS

Publicity

Site Notice expiry date: 05.09.2016
Neighbour consultation period ends: 11.08.2016
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Cheddleton Parish Council: Object

Given the size of the previous developments at the site; the Council object on the grounds that this further extension would represent overdevelopment of the site.

OFFICER COMMENTS

Principle of Development

In accordance with policy SS1a the Council will take a positive approach when considering applications that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

As outlined at policy SS6c within the Green Belt development which meets an essential local need, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside will be provided for. The essential local need is to be met by, amongst other things, allowing for the extension of an existing rural building in accordance with policies R1 and R2.

In accordance with policies R1 and R2 all development in the rural areas outside the development boundaries will be assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside. Appropriate development should not harm the rural character and environmental quality of the area. Within the rural areas outside the settlement boundaries certain forms of housing development will be permitted, which includes the extension to an existing

dwelling provided that it is appropriate in scale and design and does not have a detrimental impact on the existing dwelling and character of the rural area.

Within the Green Belt, inappropriate development which is otherwise acceptable with the terms of this policy R1 will still need to be justified by very special circumstances.

In accordance with paragraphs 87 – 89 of the NPPF local planning authorities should regard the extension or alteration of a building as an exception towards the presumption against new development within the Green Belt. However, this exception only applies where the extension does not result in disproportionate additions over and above the size of the original building.

A site planning history search has shown that the LPA refused permission for an extension of the same design and scale as that currently proposed on the following grounds:

The combined scale of the proposed development with the previous rebuild of the dwelling would not be considered as modest for a Green Belt and Special Landscape site and is therefore contrary to policy H13 of the Staffordshire Moorlands Local Plan.

Though it is recognised that the Staffordshire Moorlands Local Plan has been superseded by the Staffordshire Moorlands Core Strategy, there has been no significant change to Green Belt policy to warrant the LPA reaching a different conclusion at this time. Accordingly the proposed extension is considered to constitute a disproportionate addition over and above the size of the original dwellinghouse and is therefore regarded as inappropriate development.

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. In accordance with the NPPF, very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The extension would have limited impact on openness given that it is located between 2 existing buildings and is a very small scale addition. Nevertheless it remains an inappropriate form of development in principle. A case for very special circumstances has been put forward in the form of an agreement to a condition to remove permitted development rights to the property.

At present permitted development rights are in tact and would enable the dwellinghouse to be extended quite considerably without the need for formal planning approval. Extensions permitted by the Town and Country (General Permitted Development) (England) Order 2015 would give rise to a much greater impact on openness and the visual amenity of the Green Belt than the single storey link extension proposed. It is therefore considered that very special circumstances exist exceptionally in this instance that outweigh the limited harm to the Green Belt and any other harm in terms of visual amenity.

Design

In terms of design policy DC1 requires all development to be well designed to reinforce local distinctiveness. In particular, new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The proposed extension is to be single storey and fill the gap that currently exists between the main dwellinghouse and a detached garage, measuring 3.4m in width. The extension is to be positioned in excess of 4m back from the principal elevation of the dwellinghouse and circa 2.8m back from the front of the garage. A dual pitched roof is proposed that is to have a ridge line that would be set lower than either existing structure. External building materials are to match the existing which is encouraged.

In design terms, the proposed extension is subservient in nature and of a scale and appearance that would not detract from the character of the application dwelling or wider site context. Accordingly, for this reason this application is considered to accord with policy DC1.

Amenity

In accordance with policy DC1 all new development should be designed to protect the area, including residential amenity, having regard to matters of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The application site is bound by no. Darleyshire Cottage to the north west. However, an existing outbuilding would stand between the proposed extension and the north west site boundary shared with no.2. It is therefore not considered likely that the proposed extension, by virtue of siting, scale and design would cause significant injury to the amenity of this neighbouring property.

All other properties within the vicinity of the site are of sufficient distance away from the proposal to not be affected.

CONCLUSION / PLANNING BALANCE

Taking account of the development history of this site it is considered that the proposed extension would amount to inappropriate development in the Green Belt. However, a case for very special circumstances has been put forward in the form of a condition that removes any future development opportunities allowable by virtue of the Town and Country Planning (General Permitted Development (England) Order 2015. A condition to remove permitted development rights is considered acceptable and the benefit and betterment in planning terms of such a condition clearly outweighs any limited harm to the Green Belt. Accordingly exceptionally in this case it is considered that very special circumstances have been demonstrated.

The proposed extension is considered acceptable in design terms and it is concluded that he extension would not cause significant harm to residential amenity. This application therefore accords with policy DC1.

In conclusion, this application is considered to sufficiently accord with the relevant policies of the Staffordshire Moorlands Core Strategy and the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 27.10.2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council