DELEGATED DECISION REPORT

SMD/2016/0507 **Valid 11/08/2016**	**THE TWIGG ROUGHCOTE LANE CAVERSWALL**	**PROPOSED DEMOLITION OF EXISTING GARAGE/STORE AND CONSTRUCTION OF GRANNY ANNEXE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Design

DESCRIPTION OF SITE

The application site comprises a rectangular parcel of land in the rural settlement of Roughcote. The site is situated within designated Green Belt land as defined on the adopted Local Plan Proposals Map It contains a two-storey red brick residential dwelling 'The Twigg'; a ancillary garage; and private driveway which is shared with a neighbouring property 'The Woodlands' and provides access to Roughcote Lane . The south of the site is home to a small number of trees.

PROPOSAL

The application seeks to demolish the existing garage and construct a Granny annexe in its place. The Design and Access Statement (paragraph 2.2) highlights that the justification for this development is to provide ancillary accommodation for the parents of the residents which live at 'The Twigg'. It is stated that the proposal would allow the applicant to have peace of mind knowing that they are close by and enable the family to provide the needed care now and in the future.

The submitted plans (Drawing No. 1621/021) shows that the dimensions of the main part of the existing garage measures 6.25m in length x 4.85m in width x 3.0m. An additional annexe to this garage is attached to the south western elevation measuring 4.1m in length x 2.1m in width. The height of the existing structure measures 3.0m.

The Design and Access Statement (paragraph 3.1) states that the proposed annexe will have an overall footprint of 48 square metres and will replace the existing garage which has an overall footprint of 36 square metres. However on further inspection of the submitted plans (Drawing No. 1621/021) it is apparent that the overall footprint of the existing garage measures 38.5 square metres, with the proposed replacement annexe having an overall total footprint of 56.4 square metres.

The submitted plans highlight that the proposed annexe will house a lounge; a bedroom; a kitchen; a shower room; and an office. The office is shown as having a separate access and is not connected to the living area of the house.

The application submits that the replacement dwelling will be constructed using materials and finishes which match the main dwelling ('The Twigg').

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
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Achieving Sustainable Development
Requiring Good Design (Chapter 7)
Protecting the Green Belt (Chapter 9)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

The site is not subject to any relevant planning history in respect of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 14.10.2016
Neighbour consultation period ends: 04.10.2016

Public Comments

No public comments have been received in respect of this planning application.

Town / Parish Comments

Caverswall Parish Council (7th October 2016)	No Objection subject to neighbours approval

OFFICER COMMENTS

Principle of Development

The site is situated within the Green Belt as defined on the adopted Local Plan Proposals Map and is therefore subject to specific policies within Chapter 9 of the

NPPF. These policies are listed within Footnote 9 to paragraph 14 of the NPPF and therefore the presumption in favour of sustainable development does not apply.

Paragraph 89 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. It then goes on to list exceptions. One such exception is "*the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces*".

I consider that the existing garage is directly associated with the main dwelling ('The Twigg') and therefore is part of the same 'Planning Unit'. Any replacement dwelling will therefore be within the same use.

I therefore consider that provided the replacement dwelling is not materially larger than the existing garage and respects the principles of good design as set out within policy DC1 of the Local Plan and Chapter 7 of the NPPF, the principle of development is acceptable.

Green Belt

As outlined above, development of the nature proposed is acceptable in principle under the guidance of paragraph 89 of the NPPF.

There is no definition within the NPPF as to what constitutes the term 'materially larger'. A previous Local Plan policy (Policy H13 of the Staffordshire Moorlands Local Plan 1998) stated that building which are required for ancillary domestic purposes should be designed to be modest in size and appearance. Footnote 1 to this policy expanded on this stating that an extension of up to 30% would be regarded as 'modest'.

Although this policy is now revoked, it does provide a useful starting point in determining to what extent this proposal is materially larger than the existing structure in the context of paragraph 89 of the NPPF.

To understand the changes in dimensions between the existing structure and the proposed annexe, the overall footprint and height of both the exiting garage and proposed dwelling has been calculated together with their respective percentage increases. This is shown in the table below.

	Existing Garage	**Proposed Annexe**	**Percentage Increase**
Overall Footprint (sqm)	38.51	56.43	46%
Height	3.0	3.8	27%

The calculations show that the proposed annexe will see an increase of 46% in terms of the overall footprint of development, and a minimal increase in height of 0.8m.

Whilst the overall footprint of the development is set to increase by a larger figure than is ideally desirable, I consider that this replacement annexe does not constitute a development which is 'materially larger', due to the fact that the orientation of the building will remain the same; there will be a minimal increase in the height of the building; and that the visual relationship between the existing garage and the main dwelling will not change as a result of the proposed replacement annexe.

I therefore consider that the proposed development will not have any adverse harm on the openness of the Green Belt, and is justified in the context of paragraph 89 of the NPPF.

Design

Policy DC1 contains a number of design consideration that all development should adhere to.

The existing garage structure is in a state of disrepair and makes a negative contribution to the immediate character of the site. The applicant submits that the materials and finishes to be used in the construction of the replacement annexe will match those of the main dwelling 'The Twigg'.

The replacement annexe will be sited on the same piece of land as the existing garage structure; will be orientated in the same way as the existing garage; have a marginal increase in height; will be viewed in association with the existing dwelling; and will be constructed in a way which matches the existing materials and finishes of the dwelling.

It will have no greater impact on the amenity of tneighbouring properties than the existing garage.

As such, I consider that the proposal upholds the principals of good design as set out within Policy DC1 of the adopted Core Strategy and Chapter 7 of the NPPF.

Highway Safety

The application is not proposing any alterations to the public highway. I do not consider that this development will result in an unacceptable increase in traffic volume and as such do not consider that the proposal will result in any adverse impacts on Highway Safety; thereby complying with Policy T1 of the adopted Core Strategy.

CONCLUSION / PLANNING BALANCE

The application seeks to demolish an ancillary garage which is in a state of disrepair and replace it with a 'Granny Annexe' to be used as accommodation for the parents of the occupiers of the main dwelling 'The Twigg'.

The site is located within the Green Belt and is such is subject to restrictive policies set out within Chapter 9 of the NPPF. Paragraph 89 of the NPPF allows for

development of replacement buildings in the Green Belt, provided the new building is in the same use and not materially larger than the one it replaces.

The existing garage is ancillary to the main dwelling 'The Twigg' and therefore part of the same 'Planning Unit'. I consider that any replacement annexe would remain part of the overall Planning Unit, provided the occupants were also directly related to those who reside in the main dwelling.

An assessment of the difference in footprint and height between the existing and proposed structures highlighted an increase in the overall footprint and a negligible increase in the overall height. The submitted application shows that the orientation of the structure would remain the same, and that the materials and finishes will match those of the main dwelling.

I therefore consider that the design of the proposal to be acceptable and to adhere to the considerations set out within policy DC1 of the adopted Core Strategy and Chapter 7 of the NPPF.

There are no issues in respect of Highway Safety.

No objections have been received from any statutory consultees or members of the public.

In conclusion I consider that the application complies with the restrictive policies within Chapter 9 of the NPPF, and has been designed in accordance with the considerations set out within policy DC1 of the adopted Core Strategy.

In line with paragraph 14 of the NPPF, the application accords with relevant policies of the development plan, is sustainable development, and therefore should be approved.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: Lisa Howard
Recommendation Date: 25th October 2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council