DELEGATED DECISION REPORT

SMD/2016/0656 **Valid 21/10/2016**	**FOLLY REST FARM** **MEERBROOK ROAD** **LEEK**	**THE PROPOSED SINGLE STOREY FRONT EXTENSION AND ALTERATIONS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Is the development acceptable in principle?/comply with spatial strategy?
- Design
- Amenity

DESCRIPTION OF SITE

Detached Red brick moorlands farm cottage with gable and lean to roof arrangements. Surrounded by farm land in the Special Landscape Area outside of development boundary.

PROPOSAL

Planning permission was granted for exactly the same extension development in 2013 (13/00476/FUL). That development was not implemented within the standard time limit of three years and the permission has expired. The application seeks a new permission for the development.

Ground floor lean to extension that would wrap around the corner of the dwelling with a hipped roof arrangement.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

When permission was granted in 2013, the proposal was assessed against the 'saved' design policy B13 and extension to dwellings in the countryside policy H13 of the Staffordshire Moorlands Local Plan.

At that time design Policies DC 1 and DC3 of the draft Core Strategy were emerging. The Core Strategy and those policies were adopted in March 2014.

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
DC3 Landscape setting

National Planning Policy Framework

Paragraph(s) 1-17
Section(s) 7. Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

00/00958/FUL
02/00782/FUL
13/00476/FUL – Extension identical to current proposal. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 2nd December 2016
Neighbour consultation period ends: 11th November 2016

Public Comments

None Received

Town / Parish Comments

Awaited

OFFICER COMMENTS

Principle of Development

Although it is within the open countryside site is not within the Green Belt. Nevertheless the extension is single storey, clearly subordinate and is not considered to be a disproportionate addition over the original..

Design

The design of the proposed extension is a somewhat unfortunate addition to this traditional Moorlands cottage and incorporates an element of flat roof and inverted dormer features to the front elevation. The hipped arrangement is also rather out of keeping.

However, in 2013 the design and appearance of the proposed extension was considered to be acceptable. While it was considered against the old, now superseded, saved policies of the Local Plan, the case officer at the time did give consideration to emerging design policy DC1 of the core strategy. That policy has since been adopted in an unaltered form and as such is now the relevant policy for consideration.

The case officer in 2013 found that the proposal complied with emerging policy DC1, which has now been adopted. It is exactly the same scheme that is proposed with this application and there has not been any other change in circumstances.

The previous approval is a material consideration and given that there have been no material changes in policy in the intervening period, on that basis it is not considered that a refusal on design grounds could be sustained.

Amenity

No adverse Impacts

CONCLUSION / PLANNING BALANCE

Essentially a renewal of a previous permission that was granted in 2013 and has since expired. The case officer found the extension to be acceptable against 'saved' and emerging design polices, the latter of which have since been adopted.

No other change in circumstances and a new permission should be granted.

OFFICER RECOMMENDATION :

Case Officer: Ben Hurst
Recommendation Date: 02.12.16

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council