DELEGATED DECISION REPORT

SMD/2016/0604 **Valid 24/10/2016**	**NEWLANDS LODGE BARN ROAD KNYPERSLEY**	**50MM PIR INSULATION BOARDS AND K-REND RENDER TO EXTERNAL ELEVATIONS OF THE BUNGALOW** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt;
- Character and Design; and
- Amenity

DESCRIPTION OF SITE

This application relates to a site that is positioned on the eastern side of Lodge Barn Road. The site is blanketed by the North Staffordshire Green Belt and forms part of an established group of dwellings to the east of Biddulph Town Development Boundary. The immediate area is predominantly residential in character and comprises properties of vary type, age and architectural design.

The application site slopes up steeply from the highway and comprises of a detached, brick built bungalow with single storey extension. The bungalow is of no architectural merit and fails to relate to immediately adjoining neighbours.

PROPOSAL

Planning approval is sought for the installation of 50mm PIR insulation boards and K-render to the exterior of the bungalow.

It is noted that the submitted drawings also show for the construction of a single storey extension. Correspondence received from the applicant confirms that this extension is to be constructed under permitted development and does not form part of this application.

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
R1 Rural Diversification

National Planning Policy Framework

Chapter 7 Requiring Good Design
Chapter 9 Protecting Green Belt Land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 13.12.2016
Neighbour consultation period ends: 15.11.2016
Press Advert: N/A

Public Comments

No representations have been received.

Town / Parish Comments

Biddulph Town Council – No adverse comments subject to colour. Powder Blue should not be considered.

OFFICER COMMENTS

Principle of Development

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

The application site is located within a group of development in the Green Belt. In accordance with policy R1, appropriate development should not harm the rural character and environmental quality of the area. Policy DC1 requires to development to be of a high quality that adds value to the local area. In accordance with policy DC3, development which would harm or be detrimental to the character of the local and wider landscape setting of a settlement will be resisted.

Paragraph 89 of the NPPF considers the extension or alteration to a building as appropriate development in the Green Belt., provided that the works do not result in disproportionate additions over and above the size of the original building. Taking account of the works proposed, this application is considered acceptable in this respect.

Design

Paragraph 56 of the NPPF states that the Government attached great importance to the design of the built environment, which is reflected within the Staffordshire Moorlands Core Strategy. In accordance with policy DC1 all new development should be designed to respect the site and its surroundings.

The application site comprises of a detached red brick built bungalow positioned within a sylvan plot. The surrounding area is characterised by properties of varying type, age and character. It was noted during a site visit that there is a mix in the external building materials of properties within the vicinity, which includes render. For this reason it is not considered that the proposal would appear at odds with the prevailing character of the wider locality.

Amenity

In terms of amenity, in accordance with policy DC1 all developments are expected to be designed to protect the amenity of the area, including residential amenity, having regards to matters of daylight, sunlight, privacy, outlook and landscaping.

As the proposal relates to the addition of render only, it is not anticipated that the proposed development would result in harm to amenity.

CONCLUSION / PLANNING BALANCE

The proposed development constitutes an acceptable form of development within the Green Belt. It has been noted that a number of properties within the locality comprise of render and accordingly the proposal would not appear incongruous in context. This application is therefore considered to accord with policies SS1a, DC1 and R1 of the Staffordshire Moorlands Core Strategy and Chapter's 7 and 9 of the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 15.12.2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council