DELEGATED DECISION REPORT

SMD/2016/0677 **Valid 03/11/2016**	**VICARAGE FARM SCHOOL LANE CAVERSWALL**	**RETROSPECTIVE PERMISSION FOR REPLACEMENT OF A DEFECTIVE FLAT ROOF TO A DOMESTIC GARAGE AND STABLE BUILDING, WITH A PITCHED PROFILED METAL SHEET ROOF** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle
- Design
- Amenity

DESCRIPTION OF SITE

Vicarage Farm is a farm house with a small collection of sheds and outbuildings used now for private equestrian purposes. On the edge of the Caverswall village outside the settlement boundary and in the Green Belt, open grazing land to the west.

The building in question is a concrete block stable/shed within the curtilage of the farm dwelling facing onto the yard area shared with the house.

PROPOSAL

A mono pitch roof has been repaired, improved and altered by replacing it with a full pitched roof. To balance the gable the eaves to the rear has been increased by a couple of block courses.

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
Green Belt

National Planning Policy Framework

Paragraph(s) 1-17
Section(s) 7. Design 9. Green Belt

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None Relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 20/12/2016
Neighbour consultation period ends: 24/11/2016

Public Comments

None Received

Town / Parish Comments

Awaited

Staffordshire County Council Highways

No Objection

OFFICER COMMENTS

Principle of Development

The development is within the Green Belt.

As an alteration to the building that is not disproportionate, it is listed as a type of development that is not inappropriate.

No harm to openness of Green Belt or by reason of encroachment.

Design

A corrugated mono pitch roof on a modest concrete block stable has been replaced with a full pitch roof using profile sheeting. Some additional height particularly to the rear with a two course eaves increase and the ridge roof but minimal visual impact overall.

It has the appearance of a modest functional farm shed like others on the site and within the locality. It could be argued that the addition of a traditional pitched roof constitutes an improvement in the appearance of the building.

No harm to visual appearance. Compliant with DC1 and DC3.

Amenity

Too remote from neighbours to have any harm to their amenity.

Highway Safety

No issue raised but authority have confirmed no objection.

CONCLUSION / PLANNING BALANCE

Acceptable minor design alteration - Approve

OFFICER RECOMMENDATION :

Case Officer: Ben Hurst
Recommendation Date: 22/12/16

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council