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PLANNING STATEMENT



PROPOSAL : **SINGLE STOREY REAR EXTENSION TO LINK THE GARAGE TO THE HOUSE (RE-SUB SMD/2016/0432)**

ADDRESS : **DARLEYSHIRE FARM, LEEK ROAD, WETLEY ROCKS, STAFFORDSHIRE, ST9 0AR**

APPLICANT : **MR & MRS G CHADWICK**

DATE : **FEBRUARY 2017** **JOB NO. : 2016-2138**

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Mr & Mrs G Chadwick to prepare and re-submit a planning application to Staffordshire Moorlands District Council for the erection of a single storey side extension. Whilst a statement is not required for this planning application, one has been submitted to clarify the position as the property has benefitted from various planning applications in the past and is located in the open countryside. This application is identical to the proposal as approved under planning application SMD/2016/0432. However, the Council removed all Permitted Development Rights (A-H) without consultation. It was agreed with the Operations Manager for Development Services that if an application was re-submitted only Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 would be removed. As the previous application SMD/2016/0432 was approved on 27th October 2016 and is extant this now constitutes a material consideration in the assessment.

2.0 PLANNING POLICY

As you will be aware Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the Development Plan unless material considerations indicate otherwise. Given this obligation, this chapter therefore considers national guidance relevant to the application as well as the Core Strategy Development Plan Document (March 2014). The following is therefore considered relevant:

Core Strategy,
SS1 – Development Principles
SS1a – Presumption in Favour of Sustainable Development
SS6c - Other Rural Areas Area Strategy
DC1 – Design Considerations
DC3 – Landscape and Settlement Setting
R2 – Rural Housing

National Planning Policy Framework

There is considerable planning policy and guidance relevant to the planning application proposal at both local and national levels. The NPPF is significant as it sets out the Government's commitment for a positive response to planning proposals that would deliver sustainable development in order to assist growth to the economy. It has been made clear that the planning system has a key role in facilitating growth and development should be supported with a presumption in favour of granting planning permission. This change of emphasis provides an important background to the application proposal.

National Planning Policy Framework places a strong emphasis on promoting economic growth and sets out policies for the control of development. The Development Plan represents the starting point for the determination of this application, which in this instance is the Core Strategy. The guidance contained within the National Planning Policy Framework is also relevant, in particular the following Chapters:

1. Building a strong, competitive economy
7. Requiring good design
9. Protecting Green Belt land

Within the NPPF it is also worth noting the following relevant paragraphs:

- Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise (para 2).
- Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas, (para 10)
- Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise, (para 11).
- At the heart of the NPPF is a presumption in favour of sustainable development. LPA's should approve proposals which accord with the development plan without delay (para 14).
- Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however, proper to seek to promote local distinctiveness (para 60)
- A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. An exception to this is: The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

3.0 ASSESSMENT

The property has benefitted from various planning permissions; the most relevant of which is: SMD/1999/0186 for a replacement dwelling that also included the detached garage. Then under planning application SMD/2004/1165 an application was submitted for a single storey rear extension similar to this application proposed, which was refused on 16th December 2004. However, since this decision it is considered that changes have occurred in the General Permitted Development Order that make this proposal more tolerable and acceptable in terms of planning policy. This will be discussed later in the report.

Whilst this property is a replacement dwelling it does still benefit from all of its permitted development rights, as these were not removed as part of the approval. Whilst a similar proposal was refused in 2004 it is considered that this proposal now constitutes a reasonable extension given the changes that have occurred in the GPDO in relation to householder extensions. It is considered that the proposal will not create any adverse impacts on the existing property or the surrounding countryside, due to its small size and discreet location. The proposal will provide and essential link from the dwelling to the detached garage, where it would provide a utility room. The existing property is large enough to absorb this small extension, thus creating no adverse impacts on the dwelling or the wider visual amenities in the area.

Another consideration in this instance should be the genuine fall back position that the property has at its disposal and this is through existing permitted development rights. It is debatable whether or not the extension could be erected under Class (e) Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 that states:

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—
(i) forms the principal elevation of the original dwellinghouse; or
(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

This is because that whilst the extension will be sited off an original side elevation facing a highway, there is the detached garage in between. However, an option that the applicant has is to erect an extension off the south east facing elevation under Class A (j) that states:

The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would -

(i) exceed 4 metres in height,
(ii) have more than a single storey, or
(iii) have a width greater than half the width of the original dwellinghouse;

This is a genuine fall back position and would result in a much larger extension being created than the one that is proposed under this application.

4.0 CONCLUSION

The Government has a strong commitment to growth and provides a strong presumption in favour of development and is committed to increasing levels of growth. Paragraph 186 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state in paragraph 187 that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

It is considered that as an individual piece of design the proposal will be appropriate in scale and design and will not have a detrimental impact on the existing dwelling and the character of the rural area or Green Belt that it is situated within. Furthermore, it has been demonstrated that the property has the potential to erect a single storey side extension on the opposite gable. On this basis, it is considered that this represents a genuine fall-back position to a proposal that is much smaller in scale and massing that is subordinate to the main dwelling and will therefore have a reduced impact on the openness of the Green Belt.

The application is considered to accord with the Development Plan Policies and guidance contained within the National Planning Policy Framework. It is considered that the proposal is an acceptable form of development that will complement and maintain the character of the existing building with no adverse impacts on the wider visual amenities in the area or on the Green Belt that it is situated within. The proposal is the same in scale and designed as previously approved and therefore raises no new issues. The Local Authority is therefore politely requested to support this application and grant planning permission accordingly.