DELEGATED DECISION REPORT

SMD/2016/0818 **Valid 28/12/2016**	**4 THE HOLLIES HULME LANE WERRINGTON**	**ERECTION OF GRANNY ANNEXE/ANCILLARY ACCOMMODATION IN REAR GARDEN** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development in the Green Belt;
- Impact on the character and appearance of the application site and wider area;
- Impact on the amenity of nearby properties.

DESCRIPTION OF SITE

This application relates to a site that is positioned within a small ribbon of development on the southern side of the highway. The application site comprises of a two storey semi-detached dwellinghouse that is positioned centrally within a rectangular plot. Land to the front of the dwellinghouse is used for on-site parking and an enclosed landscaped garden is located to the rear. For the purposes of this assessment, the application site is blanketed by the North Staffordshire Green Belt.

PROPOSAL

Planning approval is sought for the construction of a domestic outbuilding that is to be used to provide ancillary living accommodation to be used in association with the existing dwellinghouse. The outbuilding is to be sited within the rear garden adjacent to the north east site boundary. The structure is contemporary in design and would sit on a footprint of 3.1m x 7.1m. A flat roof is proposed with an overall height of 2.5m.

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
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport
R1 Rural Diversification
R2 Rural Housing

National Planning Policy Framework

Paragraph(s) 1 - 17
Section(s) 7 and 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

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

CONSULTATIONS

Publicity

Site Notice expiry date: 14.02.2017
Neighbour consultation period ends: 19.01.2017
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

The Coal Authority

The application site does not fall within the defined Development High Risk Area and is located instead within the defined Development Local Risk Area. This means that there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted or for he Coal Authority to be consulted.

OFFICER COMMENTS

Principle of Development

LP policy SS1 states that development should contribute to the social, economic and environmental improvements of the Staffordshire Moorlands. 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 in the NPPF.

LP policy DC1 seeks to ensure that all development is well designed to respect the site and its surroundings. Policy DC3 seeks to protect, and where possible, enhance local landscape and the setting of settlements in the Moorlands by resisting development which would harm or be detrimental to the character of the local and wider landscape. In accordance with policies R1 and R2 the Council will seek to protect the Green Belt and maintain its openness and permanence. Paragraphs 89

and 90 of the NPPF identify certain forms of development that are regarded as appropriate development within the Green Belt. The exceptions listed do not extend to the construction of a domestic outbuilding. This proposal is therefore considered contrary to policies R1 and R2 of the Staffordshire Moorlands Core Strategy and Chapter 9 of the NPPF.

Nevertheless, it is acknowledged that permitted development rights are intact and an outbuilding of the same design, positioning and scale could be erected under Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. In the interest of clarification, it is the use of the proposed building, to provide additional habitable accommodation, that fails to met the allowances of Class E.

The proposed development would have no greater impact on the openness or character of the Green Belt than that which could be constructed without the need for planning approval. On baring this in mind it is considered that very special circumstances exist in accordance with paragraphs 87 and 88 of the NPPF and a refusal on such grounds is unlikely to be substantiated.

Design

LP policy DC1 requires all development to be well designed to respect the site and its surroundings and promote a positive sense of place and identity through scale, density, layout, siting, landscaping, character and appearance.

The application site forms part of a small ribbon of development comprising dwellings of a similar ilk. It was noted during a site visit that a number of nearby properties already benefit from detached garaging and sheds located within the rear gardens. The proposed outbuilding would be positioned adjacent to a neighbouring flat roof garage of similar proportions to that proposed. It is not considered that the proposal would appear incongruous or out of context in its setting.

Amenity

LP policy DC1 requires all development to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The application site is bound by no.5 Hulme Lane to the north east and no.3 Hulme Lane to the south west. Open countryside is located to the rear.

Taking account of the positioning of the proposed outbuilding relative to the existing detached garage that serves no.5, it is not considered that the proposal would result in injury to this neighbouring property.

No.3 Hulme Lane forms the other half of the semi-detached pair. An established hedge serves the shared site boundary and would offer some mitigation in terms of overlooking. That said, the hedge is currently at a height that would allow for views across this neighbouring garden. The proposed outbuilding is to be positioned 10m south east away from the rear elevation of the application dwelling. High level

windows are proposed within the north elevation and the northern half of the west elevation. A French window and floor to ceiling height windows are to be located on the southern section of the west facing elevation and the south elevation. Due to the positioning of these windows it is not anticipated that the development would result in a significantly greater degree of overlooking over and above that already experienced from other nearby dwellings. It is therefore considered that the proposal would accord with the amenity objectives of policy DC1.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within this report it is considered that this application sufficiently accords with policies DC1, DC3 and R1 of the Staffordshire Moorlands Core Strategy and Chapters 7 and 9 of the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 28.02.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council