DELEGATED DECISION REPORT

SMD/2017/0018 **Valid 11/01/2017**	**HEATH HOUSE FARM** **CAVERSWALL OLD ROAD** **FORSBROOK**	**PROPOSED CONSERVATORY STYLE EXTENSION TO NORTH, AND ENTRANCE PORCH EXTENSION TO SOUTH OF EXISTING SHOP AND RESTAURANT.** **(FULL - MINOR)**

MAIN ISSUES

- Green Belt
- Design
- Rural Economy

DESCRIPTION OF SITE

The application building is one of several substantial buildings at Heath House Farm meeting a range of functions – a farm house residence, a stable block with consent for holiday accommodation; three modern (portal frame style) barns; poly tunnel block and glass house block. Consent was given in 2003 to form the existing building by connecting two stand alone former agricultural buildings, at the same time granting consent for change of use to form tea room and shop. The materials are brick and tile.

PROPOSAL

To extend the 2003 tea room and shop building by the addition of a ground floor lean-to on the rear (NE) elevation and by the addition of a substantial entrance porch to the front (SW).

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
SS6c Other Rural Areas
DC1 Design Considerations
R1 Rural Diversification
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s) 7 – Requiring Good Design; 9 – Protecting Green Belt Land.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2003/1193 – change of use and extension to agricultural buildings to form tea rooms and shop – approved;
SMD/2004/0159 – removal of condition 6 of SMD/2003/1193 which restricted shop sales to items of produce from the farm holding only – approved.
SMD/2008/0093 – retrospective application for alterations and extensions to a former agricultural building including flat roof rear extension, external steel fire escape, introduction/alteration of new/existing window and door openings and insertion of roof lights – approved;
SMD/2011/0049 – change of use of first floor storage area above farm tea room into staff residential accommodation.

CONSULTATIONS

Publicity
Site Notice expiry date: 28th February 2017
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments
None

Town / Parish Comments
The Parish Council would like to fully support this application for this local business.

Staffordshire County Council Highways
No objection subject to conditions.

OFFICER COMMENTS

Principle of Development
In the Green Belt 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.

The current building was initiated under SMD/2003/1193 which was to form a linking extension between two pre-existing buildings. However, it appears that the south easterly of these two building was not retained. New build took place which differed from the approved plans and retrospective consent was granted in 2008 for "alterations and extensions to a former agricultural building" – the building for which further extensions are now sought. Relative to the original building (NW end) the 2008 extensions were substantial and clearly, to add further to these, would result in disproportionate additions over and above the size of the original building.

Design
There is little in the character and form of the existing extended building to relate it to a traditional Staffordshire Moorlands agricultural building. The brick of the extension is clearly new to the site and is light in colour, ill matched to the building it extends and not especially well matched to the Moorlands. The eaves are formed with a

pronounced overhang and are finished with barge boards giving a strongly domestic appearance. The proposed additions would veer even more markedly from any agricultural style and as such would not fit with the Council's adopted Design SPG which states that "extensions will be discouraged; where essential, extensions should be small and unobtrusive, for example a simple lean-to on a secondary elevation which reflects the proportions of the main building". The conservatory to the rear, as a lean-to on a secondary elevation with no public aspect, may be found on balance tolerable on this non-original building but the proposed front porch is over-elaborate and would have prominence for all-comers.

Amenity
The rear conservatory would look out onto a yard area to a building recently approved for change of use for holiday accommodation. The relationship would not be acceptable if the building opposite where in full residential use but as holiday accommodation the amenity effects are not found of overriding consequence.

The front SW elevation is well set back by some 100m from the public road and the porch, although tall and broad, may not be especially noticeable and would have perhaps limited harm for street scene made less given the intervening car park area and the glass houses which lie closer though offset to the SE side.

Rural Economy
It is understood from the applicant that the proposals are intended to facilitate the business growth of the tea rooms although no specific details are put forward for example to demonstrate very special circumstances.

CONCLUSION / PLANNING BALANCE
From the above considerations it is clear that the proposals first fail in principle for Green Belt extensions and secondly in design.

OFFICER RECOMMENDATION : Refuse

Case Officer: Arne Swithenbank
Recommendation Date: 08/03/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council