DELEGATED DECISION REPORT

SMD/2017/0048 **Valid 26/01/2017**	**ROCK END, 563 CHEADLE ROAD,** **WETLEY ROCKS**	**PROPOSED CONVERSION OF EXISTING OUTBUILDING INTO ANCILLARY ACCOMMODATION.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development / Green Belt
- Neighbour Amenity
- Design
- Highways

DESCRIPTION OF SITE

The application relates to an existing outbuilding situated within the curtilage of Rock End, 563 Cheadle Road, Wetley Rocks, which is a detached dwelling situated on the eastern side of Cheadle Road. The site is outside the development boundary of Wetley Rocks and is within the North Staffordshire Green Belt.

PROPOSAL

This application is for the conversion of an existing single storey outbuilding situated to the rear of Rock End into ancillary accommodation. The new accommodation provided would comprise a hall, open plan lounge / kitchen, bedroom and bathroom. The principal external alterations proposed to facilitate conversion to residential use involve insertion of four new windows to the east facing side elevation, insertion of new roof lights and change of garage door to a large glazed door opening.

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
SD1 Sustainable Use of Resources
DC1 Design Considerations
R1 Rural Diversification
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraphs 1-17
Sections
7 – Requiring Good Design
9 – Protecting Green Belt Land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 14/03/2017
Neighbour consultation period ends: 17/02/2017
Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

Cheddleton Parish Council – No objection. This is on the condition that it doesn't become a secondary residence.

OFFICER COMMENTS

Principle of development / Green Belt

The proposal is for the re-use of an existing building. Policy SS6c strictly controls development in the Green Belt in accordance with national policy. Paragraph 90 of the National Planning Policy Framework (NPPF) provides for "the re-use of existing buildings provided that the buildings are of permanent and substantial construction and provided that the development preserves the openness of the Green Belt and does not conflict with the purposes of including land in the Green Belt". The building is of permanent and substantial construction and its change of use will not alter its physical impacts on the openness of the Green Belt. The proposal is found acceptable on these counts.

Policy R1 provides for development in the rural areas subject to an assessment of the extent to which, broadly, the proposal safeguards the countryside and promotes sustainable diversification of the rural economy. R1 requires that wherever possible development should be within suitably located buildings appropriate for conversion.

Subject to a condition to restrict the building for the use of the residents of the application site only and prevent it being turned into a separate unit of accommodation/separate dwelling, it is considered that the principle of this development is acceptable.

Neighbour Amenity

Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The application site is situated a sizeable distance away from the nearest neighbouring properties with the nearest neighbouring property (436 Cheadle Road) being on the other side of Cheadle Road from the application site. Given the distance away from the neighbours and the minor nature of the external works proposed, it is considered unlikely that there would be any discernible impact on the amenity of neighbouring occupiers. Existing boundary treatments are to be retained and no objections have been received. Having considered the proposal in the context of the site it is considered unlikely that the proposal would cause injury to the amenity of nearby residents.

Design

Policy DC1 (Design Considerations) outlines that all development should be of a high quality and add value to the local area and also be designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and appearance.

The proposed works require little external alteration to the existing structure, with the main alterations being the insertion of four new windows to the east facing side elevation, insertion of new roof lights and change of garage door to a large glazed door opening. The existing building is read in close association with the host dwelling and is not readily visible from public vantage points. The proposal is therefore not considered to detract from the character or appearance of the application site or wider area.

Highways

County Highways were not specifically consulted on this application. However, it is considered that the proposed ancillary accommodation does not raise any significant likelihood of new additional traffic or parking provision over and above the existing use. In the event of approval it would be necessary to restrict usage by condition to a role ancillary to the existing dwelling. The application accords with Policy T1.

CONCLUSION / PLANNING BALANCE

In terms of Green Belt the proposed conversion accords with the policy for change of use. The design of the proposed conversion is considered sympathetic to the existing building and the surrounding area. The proposal is to be used as ancillary accommodation in connection with the existing dwelling and this can be secured by way of condition.

With no additional impacts on the Green Belt, sustainably located, no additional impacts on neighbours or public amenity nor on traffic – on the basis that the development is to serve and be ancillary to the existing dwelling – the proposal accords with Policy R1. Therefore in accordance with the balancing tests of Policy

R1 and consistent with the overall thrust of the NPPF the proposal should be supported.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Mark Ollerenshaw
Recommendation Date: 22/03/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council