DELEGATED DECISION REPORT

SMD/2017/0108 **Valid 21/02/2017**	**DARLEYSHIRE FARM LEEK ROAD** **WETLEY ROCKS**	**PROPOSED SINGLE STOREY EXTENSION TO LINK THE GARAGE TO THE HOUSE (RE-SUBMISSION OF SMD2016/0432)** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Design
- Amenity

DESCRIPTION OF SITE

This application relates to Darleyshire Farm, positioned on the southern side of Leek Road. The site comprises of a detached two storey farmhouse that sits perpendicular to the highway and is located towards the northern side of the site. A detached double garage is located on land between the dwellinghouse and the highway. Access to the site is taken off Leek Road.

For the purposes of this assessment the site is blanketed by a Green Belt designation as outlined on the Policies Maps.

PROPOSAL

This application follows planning approval reference SMD/2016/0432, where approval was granted for an extension of the same proportions and design as that which is the subject of this application. However approval was granted subject to a condition that removed permitted development rights for any development that could fall within Classes A-H.

The Agent considers the removal of Permitted Development rights for classes A – H as being excessive and unreasonable. Accordingly, approval is now being sought for the same development subject to a condition that removes Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 only.

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 Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
R1 Rural Diversification
R2 Rural Housing

National Planning Policy Framework

Paragraph(s) 1 - 18
Section(s) 7, 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

99/01243/FUL	Replacement dwelling Approved
04/01295/FUL	Single storey side extension Refused
SMD/2016/0432	Proposed single storey extension to link the garage to the house Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 17.04.2017
Neighbour consultation period ends:
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

OFFICER COMMENTS

Principle of Development

In accordance with policy SS1a the Council will take a positive approach when considering applications that reflects the presumption in favour of sustainable development contained within the NPPF.

As outlined at policy SS6c within the Green Belt development which meets an essential local need, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside will be provided for. The essential local need is to be met by allowing for the extension of an existing rural building in accordance with policies R1 and R2.

In accordance with policies R1 and R2 all development in the rural areas outside the development boundaries will be assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside. appropriate development should not harm the rural character and environmental quality of the area. within the rural areas outside of the settlement boundaries certain forms of housing development will be permitted, which includes the extension to an existing dwelling provided that it is appropriate in scale and design and does not have a detrimental impact on the existing dwelling and character of the rural area.

Within the Green Belt, inappropriate development which is otherwise acceptable with the terms of policy R1 will still need to be justified by very special circumstances.

In accordance with paragraphs 87 – 89 of the NPPF local planning authorities should regard the extension or alteration of a building as an exception towards the presumption against new development in the Green Belt. However, this exception only applies where the extension does not result in disproportionate additions over and above the size of the original building.

Extant permission exists for the construction of a single storey extension of the same design, siting and scale as that proposed here. Taking account of the planning site history, the local planning authority considered the extension to constitute inappropriate development in the Green Belt. In considering planning reference SMD/2016/0432 the local planning authority considered that the extension would have limited impact on openness given that it is located between two existing buildings and is a very small addition. Nevertheless, the proposal remained an inappropriate form of development. Very special circumstances were put forward in the form of an agreement for the removal of permitted development rights, which the Council accepted.

Approval was granted subject to a condition that removed permitted development rights for Classes A – H of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. The proposal relates to the extension of a dwellinghouse, accordingly it is reasonable to restrict the removal of permitted development rights to Class A only.

Design

In terms of design policy DC1 requires all development to be well designed to reinforce local distinctiveness. In particular, new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The proposed extension is to be single storey and fill the gap that currently exists between the main dwellinghouse and a detached garage, measuring 3.4m in width. The extension is to be positioned in excess of 4m back from the principal elevation of the dwellinghouse and circa 2.8m back from the front of the garage. A dual pitched roof is proposed that is to have a ridge line that would be set lower than either existing structure. External building materials are to match the existing which is encouraged.

In design terms, the proposed extension is subservient in nature and of a scale and appearance that would not detract from the character of the application dwelling or wider site context. Accordingly, for this reason this application is considered to accord with policy DC1.

Amenity

In accordance with policy DC1 all new development should be designed to protect the area, including residential amenity, having regard to matters of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The application site is bound by no. Darleyshire Cottage to the north west. However, an existing outbuilding would stand between the proposed extension and the north west site boundary shared with no.2. It is therefore not considered likely that the proposed extension, by virtue of siting, scale and design would cause significant injury to the amenity of this neighbouring property.

All other properties within the vicinity of the site are of sufficient distance away from the proposal to not be affected.

CONCLUSION / PLANNING BALANCE

Taking account of the development history of this site it is considered that the proposed extension would amount to inappropriate development in the Green Belt. Extant permission exists for the construction of an extension of the same design, siting and scale as that hereby proposed. However approval was granted subject to the removal of permitted development rights allowable by virtue of Classes A – H, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

This application has been submitted following further negotiation with the Council and seeks approval subject to a condition that removes permitted development rights for Class A only. The removal of Class A, part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 is considered to sufficiently constitute very special circumstances in this instance.

The proposed extension is considered acceptable in design terms and it is concluded that the extension would not cause significant harm to residential amenity.

In conclusion, this application is considered to sufficiently accord with the relevant policies of the Staffordshire Moorlands Core Strategy and the NPPF.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 18.04.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council