DELEGATED DECISION REPORT

SMD/2016/0726 **Valid 09/01/2017**	**POWYS ARMS 524** **CHEADLE ROAD** **WETLEY ROCKS**	**REAR FIRST FLOOR EXIT WITH PLATFORM AND EXTERIOR STAIRS TO GROUND LEVEL CAR PARK BELOW.** **(FULL - MINOR)**

MAIN ISSUES

- design
- neighbour amenity
- green belt

DESCRIPTION OF SITE

This detached traditional stone public house of obvious heritage (non-designated) stands parallel to the main road behind a broad metalled pavement and presents an attractive two storey front. To the rear the ground level is markedly lower so that the rear elevation is effectively three storey.

There is a gravel car park to the rear with ramped access from the road to the south of the pub.

Attached to the pub at the rear first floor level is a flat roofed brick and concrete extension supported on brick pillars to the car park level and which provides toilets for the pub.

There is also a detached stone outbuilding. The applicant has been advised that given the green belt location retaining this structure must be very much in the interests of the premises.

PROPOSAL

As first submitted the plans were to create a large c.5m x 5m platform at rear first floor level along with steps to ground level. Following advice that this would not be acceptable in design and possibly neighbour and street scene amenity terms this has been reduced to c.2m x 2.5m to simply serve as a landing to the top of the steps leading to a new formed door into the pub in place of an existing window.

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 Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s): 1 to 17
Section(s): 7 – good design; 9 – Green Belt

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS

Publicity
Site Notice expiry date: 22/02/2017
Neighbour consultation period ends:
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Cheddleton Parish Council – no objections

Environmental Health
No objection subject to conditions.

OFFICER COMMENTS

Principle of Development

Within the Green Belt – acceptable provided not disproportionate, which this modest addition is not.

Design

As a relatively minor light-weight additional structure to the rear the proposal is found appropriate in scale and form. Care will be needed in the detail of the doorway and making good the stone work to the rear façade.

Amenity

Subject to conditions regarding lighting and sound as recommended by EH, with the nearest neighbour being Rock View Farm c. 50 m to the NW the proposal is considered acceptable. The landing area at the top of the steps is not sufficiently large to permit tables and chairs or prolonged use by customers. It is therefore unlikely to impact on the amenity of neighbouring properties as a result of overlooking or noise / visual intrusion from people using it.

CONCLUSION / PLANNING BALANCE

It can well be seen how this proposal will facilitate greater functionality for this pub by opening up access to the rear car park. There is clearly a valuable economic viability contribution wrapped up in this proposal thereby supporting the retention of this community asset / facility.

Although the building has non-designated historic interest in its stone work and the variety of openings and former openings visible at the rear there is also an existing first floor level rear extension and the proposed stairs and platform (as amended) would be in keeping in scale with this.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Arne Swithenbank
Recommendation Date: 18/05/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council