DELEGATED DECISION REPORT

SMD/2017/0299 **Valid 03/05/2017**	**CRAIG Y DON** **CONGLETON ROAD** **MOW COP**	**PROPOSED DEMOLITION OF EXISTING OUTBUILDINGS AND CONSTRUCTION OF SINGLE STOREY EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Design
- Street scene

DESCRIPTION OF SITE

Craig y Don is a rural detached two storey stone built property which has evidently evolved over time but appears likely to mainly pre-date 1948. The property is aligned at a slight angle with its rear elevation backing on to the road. Access to the property is via a driveway in off the northern end of the site. There is a drystone wall forming the property boundary with the road and a small single storey rear extension projects towards the road with its gable into the line of the wall. A similar smaller extension alongside does not reach as far. The property is slightly set down in level relative to the road which climbs gently past the property from north to south. There are small garden areas to the front and south side and a garage and outbuildings towards the east corner of the plot. There is a track to a neighbouring property running alongside the northern boundary which also serves as a public footpath.

PROPOSAL

The proposal is to demolish the two small single storey extensions off the rear roadside elevation and replace with a single linear single storey lean-to arrangement. The original pre 1948 ground plan of this property is calculated as 78m2. The front porch and side store to the NE have previously added 17.5m2. The proposal would add a net 6.25m2. Total extensions as a result of this proposal would therefore amount to 23.75m2. As a proportion of the original ground plan this would equate to 30%.

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
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
None

CONSULTATIONS

Publicity
Site Notice expiry date: 4th July 2017
Neighbour consultation period ends: 8th June 2017
Press Advert: N/A

Public Comments
None

Town / Parish Comments
None

OFFICER COMMENTS

Principle of Development
For land outside of the Development Boundaries SMDC Core Strategy Policy SS6c is to exercise strict control over development in the Green Belt allowing only for exceptions as defined by Government policy. Paragraph 89 of the NPPF provides for 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 NPPF defines "original building" as a building as it existed on the 1st July 1948, or if constructed after 1 July 1948, as it was originally built. From the best available evidence it is concluded that the pre-1948 property had a ground plan of 78m2 and that the total net extension created as a result of this proposal would be 23.75m2 or 30%. This is not regarded as disproportionate and would therefore be acceptable in Green Belt terms.

Design
The proposed exterior walling is stone with "blue-grey roofing tiles to match the existing". The elevation facing the road would be blank which is consistent with the current / original arrangement. A window is proposed in the SW end elevation and a French doors arrangement in the NE end elevation. Two skylights are proposed in the roof. Although the roof pitch is slightly shallow compared to that of the main

house it is not found out of character or keeping with a property of this vernacular form.

Amenity
There are no neighbour considerations. Adequate garden space is retained. The development would be inconspicuous to the road and nearby public footpath.

CONCLUSION / PLANNING BALANCE
Acceptable in Green Belt terms, considered appropriate in design and with no adverse amenity implications the proposal is recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 4th July 2017

X Rachael Simpkin

Signed by: rachael.simpkin

On behalf of Staffordshire Moorlands District Council