DELEGATED DECISION REPORT

SMD/2017/0285 **Valid 07/06/2017**	**LITTLE BLYTHE FARM** **LEEK ROAD** **WESTON COYNEY**	**PROPOSED REPLACEMENT OF EXISTING FLAT ROOF WITH A PITCHED ROOF AND REVISED ELEVATIONAL TREATMENT FOLLOWING PRIOR APPROVAL** **(FULL - MINOR)**

MAIN ISSUES

- Green Belt
- Landscape character and appearance
- Highway safety

DESCRIPTION OF SITE

This application relates to an single storey outbuilding that is positioned to the south of the plot known as Little Blythe Farm, which is currently used in association with Perkins Plasterers. Little Blythe Farm is a mixed use site comprising of residential units, office accommodation and storage. The building that is the subject of this application is a single storey flat roofed rendered building that sits on a footprint of 170.85m².

PROPOSAL

Planning approval is sought for the change of use of an existing storage unit to create 2 no. two bedroom units; and for a pitched roof extension to replace an existing flat roof.

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
T1 Development and Sustainable Transport
R1 Rural Diversification
R2 Rural Housing

National Planning Policy Framework

Paragraph(s) 1 - 17
Section(s) 7, 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET//2016/0060 Proposed change of use of existing storage building at Little Blythe Farm to form two dwellings
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 02.08.2017
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

Policy SS1 states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement oft eh Staffordshire Moorlands. Policy SS1a goes onto comment that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that planning applications which accord with the policies contained in the Core Strategy shall be approved without delay unless material considerations indicate otherwise.

It is noted that planning approval was recently refused for the proposed conversion of a domestic outbuilding within the Little Blythe Farm complex to create a 3-bedroom residential dwelling. The grounds for refusal were in respect of the site being in an unsustainable location (planning reference: SMD/2017/0191). This application proposes the conversion and extension of a storage building located on the southern section of the site. Prior approval was grated for the proposed change of use of this building into 2 no. dwellings by virtue of application reference DET/2016/0060. Though it is noted that works to convert the building have not yet commenced, the principle of change of use to C3 residential has been considered

and determined to be acceptable. Furthermore, given the fallback position whereby residential conversion could be carried out under the DET application it is not considered that a refusal of the principle of residential development, including on sustainability grounds, could be substantiated.

Policy SS6c allows for certain forms of development within the 'other rural areas', this includes the conversion, extension or replacement of an existing rural building in accordance with policies R1 and R2. Policy R1 comments that all development in rural areas outside the development boundaries of the towns and villages will be assessed 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, and wherever possible, development should be located within suitably located buildings which are appropriate for conversion. Policy R2 allows for the conversion of non-residential buildings for residential use and the extension of an existing dwelling, provided they would not have a significantly greater detrimental impact on the existing character of the rural area.

Policies R1 and R2 are consistent with Chapter 9 of the NPPF which regards *'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'* and *'the re-use of buildings provided that the buildings are of permanent and substantial construction'* as exceptions to the presumption against inappropriate development in the Green Belt.

The proposed development comprises the change of use of an existing storage building to provide 2 no. two bedroom dwellings, in accordance with DET/2016/0060, and the provision of a pitched roof extension. Amended plans have been received to address concerns raised by the Officer in respect of design. The proposed pitched roof extension would not constitute a disproportionate addition and accordingly this application is considered acceptable in principle.

Design

Policy DC1 requires all new development to be well designed to respect the site and its surroundings, having regard to matters of scale, density, layout, siting and character and appearance.

The existing building is functional in appearance, with no architectural merit. The amended drawings have retained the simplicity of its appearance whilst still serving to enhance its visual appearance. Plain clay roof tiles are proposed with white render to the walls. Windows and doors are to be grey aluminium and rain water goods are to comprise of grey Upvc. The materials proposed are considered to be acceptable.

The application building is not highly visible from public vantage points and as such would not have a detrimental impact on the character of the wider landscape. This application is therefore considered to accord with the design objectives of policies DC1 and DC3.

Amenity

The application site forms one of a small cluster of properties that fall within the Little Blythe Farm complex, the majority of which are in residential use. In accordance with policy DC1 all new development should be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight/sunlight, outlook, privacy and soft landscaping. Taking account of the positioning of the proposed residential units relative to the nearest residential unit that is positioned to the north of the application building and the fallback position it is not anticipated that the development would result in significant injury to amenity.

Highway Safety

In accordance with policies DC1 and T1, new development should provide for safe and satisfactory access and make a contribution to meeting the parking requirements arising from necessary car use. The proposed development would utilise the existing access. It is considered that the proposed development would likely generate less vehicle movements to the site than those generated by its existing use.

CONCLUSION / PLANNING BALANCE

Whilst the site is in an unsustainable location, the principle of residential conversion has been established through the previous DET application which represents a realistic fall-back position. The current proposal is an improvement in design terms over the DET scheme.

The site is located in the Green Belt however, conversion of a building and extensions which are not disproportionate are not inappropriate development. The proposed addition of the pitched roof represents a modest increase in the height and volume of the building. In conclusion this application is considered to accord with the relevant Green Belt, design, amenity and highway safety policies of the Core Strategy and NPPF.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 28.07.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council