DELEGATED DECISION REPORT

SMD/2016/0554	**WHITE LODGE**	**CONVERSION OF EXISTING**
Valid 21/09/2016	**13 HIGH STREET**	**GARAGE AND STORE INTO**
	DILHORNE	**SELF-CONTAINED FLAT**
		(FULL - MINOR)

MAIN ISSUES

- Green Belt
- Design
- Heritage - setting of adjacent Listed Buildings
- Amenity
- Highways

DESCRIPTION OF SITE

The building is a solidly proportioned 20th C brick and tile structure of two storey height on its north elevation and with a large roller garage door in its easterly gable elevation facing on to High Street. The building appears to have served as a garage and store associated with White Lodge. The first floor is at present a windowless loft space.

PROPOSAL

To convert the loft space to self-contained living accommodation accessed by stairs from a lobby to the rear (W) end accessed by a door from the yard in front of the south elevation. As originally submitted the proposal involved dormers to the southerly roof slope and two square proportioned windows in the gable facing High Street. At the suggestion of the LPA the proposal has been modified to introduce light by skylights in the southerly roof slope and to re-proportion the proposed two gable end windows. The garage door would be reduced to a more conventional domestic height to retain vehicular access to the ground floor level. A rendered finish to the gable end wall facing High Street is proposed. (Revised drawing 1606/02/03/B relates.)

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
SS6b Smaller Villages Area Strategy
SS6c Other Rural Areas Strategy
DC1 Design Considerations
DC2 The Historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 1 to 17
Section(s) 7 – Requiring Good Design; 12 – Conserving and enhancing the historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SM98-0600 conversion to form self-contained flat over garage – approved

CONSULTATIONS

Publicity
Site Notice expiry date: 5th November 2016
Neighbour consultation period ends: 13th October 2016
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Dilhorne Parish Council – none

Conservation Officer
A very poorly conceived scheme which represents incongruous additions to a simple building. Whilst I have no objections to the insertion of an upper floor, the awkwardly sited windows in the front gable and introduction of dormers represents poor design and does not reflect the vernacular building character of surrounding buildings. Any conversion should work within the envelope of the existing building. Harmful to the setting of nearby Listed Buildings and the historic character of the cluster of buildings at this junction.

Staffordshire County Council Highways
No objections subject to condition to retain parking in the yard space.

OFFICER COMMENTS

Principle of Development
In the Green Belt NPPF paragraph 90 supports the re-use of buildings provided that the building is of permanent and substantial construction.

Policy SS6b (Smaller Villages) which includes Dilhorne in its list anticipates the introduction of defined development boundaries – as yet these have not been established and in fact in the latest site allocations (July 2017) no boundary is proposed for Dilhorne. For areas outside development and in-fill boundaries Policy SS6c (Other Rural Areas) applies. Policy SS6c provides for "the conversion, extension or replacement of an existing rural building in accordance with policies R1 and R2".

Policy R1 refers to “all development in the rural areas outside of development boundaries”. Proposals are to be assessed according to the extent to which the countryside, its biodiversity, landscape and heritage is safeguarded and enhanced and the extent to which the proposal would support economic activity or a rural community need.

Policy R2 provides for the conversion of non-residential rural buildings for residential use where: (i) the building is suitable and worthy in physical, architectural and character terms and (ii) it can be demonstrated that agricultural or commercial use is not viable or suitable – in which case there is a requirement for a marketing exercise to show this. Alternatively the policy provides for the conversion to residential use where a building of particular merit would be safeguarded.

This is not a building of historic interest. In strict adherence with the policy a marketing exercise to gauge potential commercial use would be called for. However, this property is close to a series of residential neighbours. The space available might accommodate a business office but the available parking is limited and the proximity to private residences would be a concern. Such a use is not especially or obviously sustainable at this location and the opportunity to create an additional dwelling in a sustainable residential location is considered the more suitable option.

Design
As amended the design makes no obtrusive changes and the reduced prominence of the garage door can be considered an improvement. The proposal to use render to the gable end is in part a response to expected difficulties with brick matching where the garage door is reduced. The original main house and others nearby are already rendered and this is considered acceptable as an option.

Amenity
There would be no exclusive private outdoor space with this property but for a one-bedroomed residence this is acceptable. There is no overall change in the massing of the building so no additional overshadowing is likely to occur. The windows in the front elevation would face directly down the driveway onto the main street. Rooflights are proposed in the front and rear elevations. Those in the front elevation would face the garden of the host property and those in the rear elevation would face towards neighbours at Heather House and no.9-11. However, due to the height above floor level and the difficulty in obtaining oblique views from a rooflight overlooking is unlikely to occur.

Highway Safety
Again for one bedroomed dwelling the Highways requirements are found to be met.

Heritage
Due to the prominence of the building from High Street and the proximity of Listed Buildings, 9 to 11 High Street (Grade II) and Holly Bush House (Grade II) attention to the design form, in particular to the east gable facing into High Street and the avoidance of proposed dormers has been important. The impacts of the amended scheme would not bring any significant alteration to the setting of the Listed Buildings and may be considered an improvement.

CONCLUSION / PLANNING BALANCE

In considering the principle of this proposal residential conversion is considered on balance an appropriate sustainable planning use for this building. The provision of a single bedroom dwelling is a beneficial development. As the converted building would have a close relationship with the host building, sharing a single gated driveway entrance off High Street into the yard space, and both properties being dependent upon this yard for their turning and parking it is considered appropriate that a condition be attached to stipulate the building be always ancillary to the main house. With this condition and no adverse consequences identified the proposal is recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 08/08/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council