DELEGATED DECISION REPORT

SMD/2017/0052 **Valid 03/02/2017**	**FLEECE HOUSE MARTEN HILL** **SWINSCOE**	**SINGLE STOREY EXTENSION TO BACK OF DWELLING AND REPLACEMENT PORCH TO FRONT OF DWELLING** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on the character of the countryside
- Design
- Amenity

DESCRIPTION OF SITE

Fleece House is a detached stone built dwelling positioned within a long rectangular plot. The dwelling is positioned towards the north western end of the site with a series of stone built outbuildings located towards the south east. The application site is located on the southern side of Ashbourne Road, within open countryside.

PROPOSAL

Planning approval is sought for the construction of a single storey rear extension and front porch extension. Plans initially submitted incorporated a roof terrace, amended plans were received to address concerns in respect of the balustrade design. on further consideration of the Planning Manager a further amended plan has been submitted that shows the removal of the roof terrace and incorporation of a projecting gable and half hipped 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
R1 Rural Diversification
R2 Rural Housing
T1 Development and Sustainable Transport

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

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

Public Comments

No comments received.

Town / Parish Comments

No objection

OFFICER COMMENTS

Principle of Development

In accordance with policies SS1 and SS1a the development and use of land is expected to contribute positively to the social, economic and environmental improvements of the Staffordshire Moorlands. The Council will take a positive approach towards the presumption in favour of sustainable development contained in the NPPF. It will work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible. Planning applications that accord with the policies of the Core Strategy will be approved without delay, unless material considerations indicate otherwise.

The application site is located within the Countryside and does not fall with the development boundaries of the towns and villages. In accordance with policies SS6c and R2 the extension to an existing dwelling is considered to be acceptable, provided that it would not have a signicantly greater detrimental impact on the existing character of the rural area tan the original dwellinghouse.

The principle of development is therefore considered acceptable subject to matters of detailed design, siting and scale.

Design

In accordance with policy DC1 all development shall be of a high quality and add value to the site and its surrounding. In accordance with policy DC3, within the local

landscape, development which would harm or be detrimental to the character of the local and wider landscape will be resisted. Furthermore, appropriate development should not harm the rural character and environmental quality of the area.

The proposed single storey extension is to be positioned on the rear, west facing elevation of the dwellinghouse and though visible from a PROW to the south east, has been appropriately designed to respect the scale and proportions of the host dwelling. The extension is to be constructed of materials to match the existing.

The proposed porch is of an acceptable design that respects the character and appearance of the host dwelling and wider landscape.

Amenity

The nearest neighbouring residential property is within a farm complex some distance away to the opposite side of the road. Therefore no amenity issues are raised.

CONCLUSION / PLANNING BALANCE

This application seeks approval for the construction of a single storey rear extension and single storey front porch extension. The site is located within Countryside and is not bound by any residential properties. The extensions have been appropriately designed to respect the scale, form, layout and design of the host dwelling. Accordingly this application is considered to accord with the expectations of policies SS1, SS1a, SS6c, DC1, DC3, R1 and R2.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 18.08.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council