DELEGATED DECISION REPORT

SMD/2017/0432 **Valid 04/07/2017**	**GREENBANK FARM FOXT ROAD FOXT**	**VARIATION OF CONDITION 2 TO PLANNING PERMISSION SMD/2013/0435 (TWO STOREY SIDE EXTENSION)** **(FULL - MINOR)**

MAIN ISSUES

The impact on the character and appearance of the rural area.

DESCRIPTION OF SITE

The site is in the open countryside a short distance to the north of Foxt Village and comprises a detached dwellinghouse to the north-west side of Foxt Road and the house is fairly set back from the road. The site is surrounded by open land although there are other dwellings a short distance further along Foxt Road to the north-east.

PROPOSAL

This is a Variation of Condition planning application in relation to a 2013 Planning Permission for a two-storey side extension. The condition requires the extension to be built exactly in accordance with the approved drawings. However, the applicant wishes to alter the design of the extension by raising the ridge height by 0.2 metres and therefore this would not be in accordance with the approved plans. The application is to therefore vary the condition attached to the 2013 permission so that it refers to the new proposed drawings which show the proposed amendment and allow the altered extension to be built exactly in accordance with the new plans.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SMDC Core Strategy Development Plan Document (Adopted 2014)/ High Peak Local Plan (2016)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport
SS6c Other Rural Areas Strategy
R2 Rural Housing

National Planning Policy Framework

Sections 7 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

13/00360/FUL: Two-storey side extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 15.8.17
Neighbour letters expiry date: N/A
Press Notice: N/A

Public Comments

None.

Town / Parish Comments

No comment.

OFFICER COMMENTS

Extensions to dwellings in the countryside are acceptable in principle providing they do not harm the open and rural character and appearance of the area. The site is not in the Green Belt and there is therefore no requirement for extensions to avoid being disproportionate. In any case, the raising of the ridge height of the extension by 0.2 metres would not harm the appearance of the house and the design would remain in keeping with the traditional rural house. The ridge would still be below the main ridge of the house and the extension would still appear as a subservient extension to the house which does not dominate or detract from the original dwelling.

The amended extension would not harm the character and appearance of the rural area or affect its openness. Therefore the condition attached to the 2013 permission can be varied to allow the extension to be built in accordance with the new amended drawings. The works to the extension have now commenced and are currently at single-storey height although no finishing materials appear to have been applied. The conditions attached to this new permission will be worded accordingly.

CONCLUSION/PLANNING BALANCE

The variation will not harm the character and appearance of the house or the surrounding area.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 29.8.17

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council