DELEGATED DECISION REPORT

SMD/2016/0810 **Valid 23/12/2016**	**NUHOLM WOODHOUSE LANE** **BROWN EDGE**	**DEMOLITION OF EXISTING ATTACHED GARAGE, PROPOSED FIRST FLOOR REAR & SINGLE STOREY SIDE/REAR EXTENSIONS AND DETACHED GARAGE/LOG STORE.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt;
- Impact on the character and appearance of the application site and wider locality;
- Impact on the amenity of the area.

DESCRIPTION OF SITE

Nuholm occupies an isolated position within the North Staffordshire Green Belt. The site comprises of a detached, two storey dwellinghouse set within linear shaped plot on the southern side of Woodhouse Lane. The site comprises of a detached two storey dwellinghouse with attached double garage and single storey rear extension.

PROPOSAL

Planning approval is sought for the demolition of an existing attached garage and for the construction of a single storey side and rear extension, first floor rear extension and detached oak framed garage.

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

SMD/1979/1122 Extension to kitchen and erection of toilet
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 14.02.2017
Neighbour consultation period ends: 13.01.2017
Press Advert: N/A

Public Comments

No representations received.

Town / Parish Comments

Brown Edge Parish Council raises no objection subject to normal planning guidelines.

OFFICER COMMENTS

Principle of Development

As outlined at policies SS1 and SS1a of the SMDC Core Strategy, the Council expects all new development and use of land to contribute positively to the social, economic and environmental improvements of the Staffordshire Moorlands. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Planning applications that accord with the policies in the Core Strategy will be approved without delay unless material considerations indicate otherwise.

The application site falls outside of a defined settlement boundary and as such falls within the category of 'Other Rural Areas'. Within the other rural areas development will be restricted to that which meets an essential local need, supports rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. In order to meet essential local needs, the conversion, extension or replacement of an existing rural building is supported by policy SS6c, subject to accordance with policies R1 and R2.

Policy R1 seeks to ensure that new development does not harm the rural character and environmental quality of the area. Policy R2 allows the extension of an existing dwellinghouse provided that it is proportionate in scale and does not have a detrimental impact on the dwellinghouse or character of the rural area.

The extension or alteration of a building within the Green Belt is also a cited exception to inappropriate development at paragraph 89 of the NPPF, this is subject to the extension being proportionate to the size of the original dwellinghouse.

The host dwelling has benefitted from a single storey rear extension.

Planning approval is sought for the demolition of an existing attached single storey garage that is believed to form part of the original dwellinghouse for the purposes of this assessment, and for the construction of a single storey side and rear extension, first floor rear extension and an oak framed garage.

Amended plans have been received during the course of this application in order to address concerns relating to proportionality. The proposed development would amount to a floorspace increase of circa 40%. The massing and bulk of the extension is to be largely contained to the rear of the property away from public vantage points. It is not considered that the proposal presents a disproportionate form of development and so accords with Core Strategy policies SS6c, R1 and R1, and Chapter 9 of the NPPF.

Policies SS6c, R1 and R2 do not permit the construction of a domestic outbuilding within the Green Belt. However, it is noted that the repositioning of the garage brings this element of the proposal almost in line with the allowances of Class E of Part 1, Schedule 2 of the GDPO.

Design

Policy DC1 seeks to ensure that all new development is of a high quality and designed to respect the site and its surroundings through scale, density, layout, siting, landscaping, character and appearance.

The application dwelling is a double fronted property of traditional proportions. A functional flat roof extension is located to the rear and a lean-to garage is positioned to the side. This application proposes a proportionate part single/part first floor extension. External building materials are to match those of the existing and the proposed first floor extension would appear subordinate in nature by virtue of its reduced ridge height.

In terms of the proposed double, with one parking space remaining open and the other a solid door. It has a simple design and would be constructed with oak boarding which is considered to be sympathetic to the rural character of the area.

It is not considered that the development would detract from the character or appearance of the host dwelling or wider rural setting.

Amenity

Policy DC1 seeks to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The nearest residential property is positioned sufficient distance away from the proposed development to not cause concern in this respect.

CONCLUSION / PLANNING BALANCE

This application proposes an appropriate form of development in the Green Belt. The scheme has been designed to sufficiently respect the scale and character of the host dwelling and amenity of the area. Accordingly this application is considered to comply with the relevant policies of the Development Plan and a recommendation of approval is given.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 15.09.2017

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council