DELEGATED DECISION REPORT

SMD/2017/0270	**HAZEL FARM BLACKWOOD**	**TWO STOREY SIDE**
Valid 25/04/2017	**HILL LANE**	**EXTENSION (TO PROVIDE**
	GRATTON	**ANNEX FOR ELDERLY**
	ENDON	**PARENTS)**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development in the Green Belt;
- Design and appearance;
- Impact on the amenity of nearby properties.

DESCRIPTION OF SITE

This application relates to Hazel Farm, a detached stone built dwellinghouse located within the Green Belt. The site occupies an inconspicuous position on the southern side of Blackwood Hill Lane. A shared access track runs along the south eastern boundary. The dwellinghouse is located on the southern side of the plot and landscaped gardens are positioned to the north. A detached garage that serves the dwellinghouse is positioned to the south west of the shared track.

PROPOSAL

Planning approval is sought for the construction of a two storey side extension that is to serve as an annex to provide accommodation for elderly relatives. Amended plans have ben received during the course of the application in order to provide some internal connection between the annex and the main residence.

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
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, 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1997/0472	Extension to form bathroom Approved
SMD/2002/0022	Stable Refused
SMD/2004/0943	Detached garage Withdrawn

CONSULTATIONS

Publicity

Site Notice expiry date: 20.06.2017
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Horton Parish Council – No objection.

Staffordshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

As outlined at policies SS1 and SS1a of the SMDC Core Strategy, the Council expects the 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 NPPF. The Council will work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible. This means that planning application that accord with the policies of the Core Strategy will be approved without delay, unless material considerations indicate otherwise.

The application site falls outside of the development and infill boundaries of the towns and villages, as defined in the Site Allocations DPD, and is therefore regarded as falling within ‘Other Rural Areas’. In accordance with policy SS6c, the Other Rural

Areas will provide only for development which meets an essential local need, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside; and allows for the extension of an existing rural building in accordance with policies R1 and R2.

Policy R1 seeks to ensure that new development has an appropriate impact on the rural character and environmental quality of the area. Policy R2 permits extensions to existing dwellings provided they are appropriate in scale and design.

Policies R1 and R2 are consistent with Chapter 9 of the NPPF which cites the extension and alteration of a building within the Green Belt as an exception to inappropriate development. This is subject to the development not resulting in disproportionate additions over and above the size of the original building.

This application seeks approval for the construction of a two storey extension that is to serve as an annex to the host dwelling. It is understood that the annex is to be occupied by the parents of the occupants of Hazel Farm. Amended plans have been received during the course of the application in order to provide some internal connectivity between the annex and the host dwelling.

The proposed extension would result in a 39% increase over and above the size of the original dwellinghouse. The extension is to be sited on the western side of the property and as such would not be unduly prominent when approaching the dwellinghouse from Blackwood Hill Lane. Furthermore, the topography of the site offers further mitigation. Taking account of these factors, though the Council recognises that the extension is on the upper limits of what could be considered acceptable, the proposal is considered to constitute a proportionate extension that accords with the objectives of policies R1 and R2 of the SMDC Core Strategy and Chapter 9 of the NPPF.

Design

In accordance with policy DC1 all new development should be of a high quality and positively contribute to and complement the special character of the area. New development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through scale, density, layout, siting, landscaping and character and appearance.

The proposed two storey extension has been successfully designed to reflect the architectural character of the host dwelling. The extension is positioned on the western elevation of the dwellinghouse and though projects forward of the north and south elevations I am satisfied that the development would appear sufficiently subordinate by virtue of siting and the introduction of a lower ridge level.

Amenity

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.

The proposed dwelling located sufficient distance away from the nearest residential dwelling to not raise significant concern in this respect.

CONCLUSION / PLANNING BALANCE

This application constitutes appropriate development in the Green Belt. The scheme has been sensitively designed to respect the character and appearance of the host dwelling and would not result injury to residential amenity. Accordingly this application complies with the relevant policies of the Development Plan and a recommendation of approval is given.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 25.09.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council