DELEGATED DECISION REPORT

SMD/2017/0537 **Valid 10/08/2017**	**THE STABLES BEAT LANE** **RUSHTON SPENCER**	**ALTERATION TO EXTERNAL WALL TO FORM NEW OPENING** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Appropriateness of development in Green Belt
- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a single storey residential dwelling 'The Stables' and associated curtilage, located north of Beat Lane, Ruston Spencer. The site is situated outside of the development boundary within designated Green Belt land.

'The Stables' is one of three residential dwelling within a small block which share an access from Beat Lane; the others being 'The Fox' located east of The Stables, adjacent to the public highway, and 'The Coach House', situated further back from the highway to the north. This group of dwellings were the result of an approved application in 2004.

The application focuses on the western rear elevation of the property which faces open agricultural land. Beyond the western elevation is a small patio area and small garden. The western boundary is bordered by a moderate sized hedgerow.

PROPOSAL

The application seeks consent for minor alterations to the fenestration on the rear western elevation to incorporate a new entrance to the patio area. The entrance is shown on the submitted plan to comprise a set of bi-fold doors which are shown to have aluminium frames, replacing two separate entrances.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6c Other Areas Rural Strategy
DC1 Design Considerations

National Planning Policy Framework

Achieving Sustainable Development	Paragraphs 1-17
Requiring Good Design	Chapter 7
Protecting Green Belt land	Chapter 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2004/0891 Conversion of commercial premises to 3 dwellings (Approved)

CONSULTATIONS

Publicity

Site Notice expiry date: 6th October 2017
Neighbour consultation period ends: 27th September 2017
Press Advert: N/A

Public Comments

No comments received

Town / Parish Comments

Rushton Parish Council – No comments received

Severn Trent Water

No Objection

OFFICER COMMENTS

Principle of Development

Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF).

Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with the development plan without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies indicate development should be restricted.

The proposal is situated within the existing curtilage of the dwelling. The site is situated outside of the development boundary and within the Green Belt. The application is therefore subject to policies SS6c of the core strategy and restrictive policies within Chapter 9 of the NPPF. The presumption in favour of sustainable development is therefore not engaged.

Paragraph 87 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraphs 89 and 90 of the NPPF sets out a list of exceptions for types of development which are not considered to be inappropriate development. One such example is the alteration of a building providing it does not result in disproportionate additions over and above the size of the original building.

In light of the above, the principle of development will be found to be acceptable if the application can demonstrate that the alterations are not disproportionate to the original dwelling, and compliance with other relevant national and local policies relating to Design and Amenity.

Appropriateness of development in Green Belt

As stated above, paragraph 89 of the NPPF allows for the alteration of a building within the Green Belt provided it does not result in disproportionate additions over and above the size of the original building.

The minor alterations proposed to the building would not see any physical alterations made to the dwelling and are would not be disproportionate to the current dwelling, therefore it is considered that the proposed development would be consistent with paragraph 89 of the NPPF and can be considered appropriate development within the Green Belt.

Design

Policy SS1 of the adopted core strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

Chapter 7 of the NPPF highlights the importance of good design, that good design is indivisible from planning and should contribute positively to making places better for people.

The proposed alterations to the rear elevation of ‘The Stables’ do not involve any new building works. The proposed new bi folding doors would result in an opening which would appear somewhat domestic. Although large “cart” entrances are not unusual on a traditional Moorlands farm or stable building, in reality the proportions would be somewhat different. However, the existing openings are also not entirely typical of a stable building. The building is not listed or of particular architectural merit although it is very much in keeping with it’s setting and has been sympathetically developed using local stone and has an overall traditional appearance. Most importantly, however, due to the rising land levels and boundary

treatment / screen planting, only the very top of the proposed opening would be visible from the road and surrounding countryside. Therefore, on balance, it is not considered that a refusal on design grounds could be sustained.

Amenity

Policy DC1 of the adopted core strategy requires all new development to protect the amenity of an area, which includes residential amenity of neighbouring properties.

The rear elevation of 'The Stables' faces onto the garden. Beyond the rear garden boundary lies open agricultural land. Given the lack of properties within the vicinity (none of which would have views of the elevation due to their positioning) the introduction of bi folding doors to replace existing windows would not have any adverse impacts on the amenity of any neighbouring properties in accordance with policy DC1 of the core strategy.

CONCLUSION / PLANNING BALANCE

The application seeks consent for minor alterations to the rear elevation of 'The Stables', Beat Lane, Ruston Spencer, which comprise the replacement of existing windows with a set of bi-folding aluminium doors which extend outwards into the rear garden area.

The site is situated within the Green Belt and is therefore subject to restrictive policies set out within Chapter 9 of the NPPF. Paragraph 89 of the NPPF allows for alterations to dwellings within the Green Belt provided they are not disproportionate to the original dwelling.

The proposed development would not result in any additional building works. The minor alterations are considered to be of an acceptable design made out of appropriate materials which are sympathetic to the existing dwelling. No amenity issues will arise due to the nature of the proposal and positioning of neighbouring properties in relation to the rear elevation of 'The Stables'.

Overall the proposal is considered to represent a sustainable form of development which complies with restrictive Green Belt policies set out within Chapter 9 of the NPPF and all other relevant policies relating to Design and Amenity.

In light of the above and within the context of policy SS1a of the core strategy and paragraph 14 of the NPPF, the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 6th October 2017

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council