DELEGATED DECISION REPORT

SMD/2017/0429 **Valid 12/07/2017**	**U HOLDING CAVERSWALL ROAD CAVERSWALL**	**CONVERSION OF OUTBUILDING TO RESIDENTIAL ANNEX** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt;
- Design and character;
- Amenity

DESCRIPTION OF SITE

This application relates to U Holding, a site positioned on the north eastern side of Caverswall Road. The site forms part of an established ribbon of development within the Green Belt and comprises of a two storey semi-detached dwelling with associated outdoor amenity space and on-parking. More specifically this application relates to a detached domestic garage positioned adjacent to the north east site boundary.

PROPOSAL

Planning approval is sought for the change of use of a domestic garage to form an annex that is to accommodate an open kitchen/living and kitchen space, 1 no. bedroom and a shower room. Existing windows located within the north, east and south elevation are to be retained and the existing garage door is to be replaced with powder coated patio doors.

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, 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2009/0264 Two storey rear extension, 2 front dormers and new vehicular access
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 06.09.2017
Neighbour consultation period ends: 22.08.2017
Press Advert: N/A

Public Comments

No comments.

Town / Parish Comments

Object on the following grounds:-

- The use of the building as an independent dwelling unit combined with its close proximity to the existing dwelling would result in a cramped form of development and result in a loss of privacy. The proposal would therefore have a detrimental impact on the residential amenities of U Holding and potential occupiers, contrary to policies B13(C), B21 (D) and The Councils Space About Dwellings Standards in the SMLP;
- Government Guidance in PPG2 (Green Belts) states that the re-use of buildings in the Green Belt does not constitute inappropriate development providing it does not have a materially greater impact than the present use on the openness of the Green Belt. The building is currently used as an ancillary garage/workshop in connection with the residential use of U Holding. The proposal to convert the existing building to form an independent dwelling unit would clearly have a greater impact on the openness of the Green belt than the existing use. The proposal therefore represents inappropriate development in the Green Belt and as such is contrary to PPG2 and policy N2 of the Staffordshire Moorlands Local Plan;
- Should planning permission be granted than a condition should be placed as follows “said approval that the property must remain as part of U Holdings and therefore cannot be sold as a separate property in the future, this is to ensue that no financial profit can be made by the owners of the property”

OFFICER COMMENTS

Principle of Development

In accordance with policies SS1 and SS1a, the Council will expect al new development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development.

Though the site does not fall within a defined development boundary, it is within reasonable walking and cycling distance to Cookshill and Caverswall. It is therefore considered that the site is sustainable for the purposes of this assessment.

Policy SS6c allows for the conversion, extension or replacement of a rural building, subject to accordance with policies R1 and R2, which seek to ensure that all new development in the rural areas outside of the development boundaries oft eh towns and villages are assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside. Wherever possible development should be within suitably located buildings with are appropriate for conversion.

Paragraph 89 of the NPPF cites “the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original buildings”; and “the re-use of buildings provided that the buildings are of permanent and substantial construction” as constituting exceptions to inappropriate development in the Green Belt.

This application seeks approval for the proposed change of use of a domestic garage to form a 1 no. bedroom residential annex that is to serve as ancillary accommodation to the main dwelling ‘U Holding’. No extensions are proposed to the building with alterations being limited to the replacement of the garage door with a patio window. The development would therefore not result in any greater harm to the openness or character of the Green Belt.

Design

In accordance with policy DC1 the proposed development has been appropriately designed to make use of existing openings. External alterations have been limited to the replacement of the garage door with glazing which would not detract from the domestic and ancillary character of the building.

Amenity

Policy DC1 requires all new development to be designed to protect the amenity of the area, including residential amenity, in terms of daylight, sunlight, outlook, privacy and soft landscaping.

The position of the building relative to nearby residential properties is such that it is unlikely that the development would not result in injury to the amenity of nearby properties.

No additional bulk and massing is proposed and as a result no overshadowing will occur. There are no windows proposed in the rear and windows in the other elevations will overlook the applicant's own property.

Highway Safety

Though this application would result in the loss of on-site parking provision, sufficient on-site parking would be retained to adequately serve dwellinghouse.

Other

Comments received from Caverswall Parish Council have been noted. This application seeks approval for the change of use of an existing domestic garage in order to create a residential annex. It is not proposed to create an independent dwelling. Any future proposal to create a separate dwellinghouse would require formal planning consent. Nevertheless, it is considered that for the avoidance of doubt it would be prudent to include a condition to that effect given the amenity implications of creation of a separate dwelling.

CONCLUSION / PLANNING BALANCE

This application is considered to constitute appropriate development in the Green Belt. The external works are considered to adequately respect the application site and furthermore the development would not result in harm to residential amenity or highway safety. As such it is concluded that the development sufficiently accords with the Development Plan and a positive recommendation is provided.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 12.10.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council