DELEGATED DECISION REPORT

SMD/2017/0474	**BLACKBANK FARM**	**PROPOSED LIVING ACCOMODATION WITHIN THE EXISTING EMPTY SPACE ABOVE AN EXISTING BARN**
Valid 31/07/2017	**SHAY LANE FOXT**	**(FULL - MINOR)**

MAIN ISSUES

- Impact on landscape character;
- Design and appearance;
- Amenity.

DESCRIPTION OF SITE

Blackbank Farm is located on the fringe of Foxt, a 'smaller village' located within the countryside of the Staffordshire Moorlands. The site comprises of a detached stone built farmhouse and associated barn and helicopter store. The property is located off Shay Lane which is characterised by a series of detached residential dwellings that are pepper potted along the Lane.

PROPOSAL

Planning approval is sought for the change of use of the first floor accommodation of a detached barn in order to provide accommodation for a Housekeeper. The accommodation proposed is to comprise of an open plan kitchen/living and dining area, 1 no. en-suite bedroom and separate w.c/cloakroom. The accommodation is to be accessed via stone steps that are positioned on the side elevation. Existing openings are to be retained.

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
SS6b Smaller Villages Area Strategy
R1 Rural Diversification
R2 Rural Housing
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 17
Section(s) 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2014/0022	Change of use of agricultural building to a dwellinghouse (Use Class C3) and for associated operational development Planning permission required

CONSULTATIONS

Publicity

Site Notice expiry date: 21.09.2017
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

No comments.

Town / Parish Comments

Ipstones Parish Council – No objection

OFFICER COMMENTS

Principle of Development

In accordance with policies SS1 and SS1a the Council will expect the 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 contained in the National Planning Policy Framework.

Foxt is identified as a 'Smaller Village'. By virtue of policy SS6b, these settlements shall provide only for appropriate development which enhances community vitality or meets a local social or economic need of the settlement and hinterland. Policy R1 requires all new development in the rural areas outside of the development boundaries of the towns and villages to be assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside. Appropriate development should not harm the rural character and environmental quality of the area and wherever possible development should be located within suitably located buildings which are appropriate for conversion.

The subject building has ceased use for agricultural purposes and is currently vacant. The building is suitable and worthy in physical, architectural and character terms for conversion; and taking account of the positioning of the building relative to the host dwelling a commercial venture would not be considered appropriate or likely

viable in this location. Conversion to residential is therefore considered to be the most appropriate use and furthermore the development would enable a building of particular merit to be safeguarded in accordance with policy R2.

Design

The proposed development has been designed to respect the character and integrity of the building. Proposed external alterations have been limited to the additional of 1 no. rooflight and all other existing openings are to be retained. The proposed development therefore sufficiently accords with the design considerations of policy DC1.

Amenity

The proposed development is sought in order to provide on-site accommodation for a Housekeeper. It is therefore reasonable to assume that the occupation of the unit would be ancillary to the host dwelling. The spacing distance between the unit and the main dwelling located to the south fall below those the Council would normally expect to see. However, window positions have been dictated by the positioning of existing openings. Nevertheless, the window that is to serve the bedroom is located within the north facing elevation and the principal window that is to serve the open plan living space is positioned within the west facing elevation, both provide views away from the main dwelling. Taking this into account, in addition to the ancillary nature of the development, it is not considered that the proposal would likely result in undue harm in terms of privacy or outlook in accordance with policy DC1. However, given the amenity concerns it is considered to be prudent to attach a condition requiring this to remain ancillary. There are no other nearby dwellings which could be affected.

CONCLUSION / PLANNING BALANCE

This application is considered to sufficient accord with the relevant policies of the Development Plan and as such a recommendation of approval is provided.

OFFICER RECOMMENDATION : Approval

Case Officer: Lisa Howard
Recommendation Date: 13.10.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council