DELEGATED DECISION REPORT

SMD/2017/0673 **Valid 17/10/2017**	**LITTLE GROVE FARM** **KINGSLEY ROAD** **CELLARHEAD**	**SINGLE STOREY FRONT EXTENSION TO FORM ENTRANCE PORCH.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

Whether or not the proposal amounts to inappropriate development in the Green Belt.
The impact on the character and appearance of the area.

DESCRIPTION OF SITE

The site is in the Green Belt a short distance to the east of Cellarhead and is on the south side of the A52 Kingsley Road. It comprises a dwellinghouse with the side elevation facing the road and which may have been linked to the former rural haulage site to the west (Grove Garage) which is currently being redeveloped to provide five new houses. The access is via the main access to new development. There is open land to the east and mainly to the north on the other side of A52, with the exception of a couple of farmhouses.

PROPOSAL

This is a full application for a porch/front extension on the front elevation of the house, facing west.

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 Strategy
R2 Rural Housing
DC1 Design Considerations

National Planning Policy Framework

Section 7 (Design) and 9 (Green Belts).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There are no previous planning applications relating to the particular dwelling.

CONSULTATIONS

Publicity

Site Notice expiry date: 7.12.17
Neighbour consultation period ends: 7.12.17
Press Advert: N/A

Public Comments
None.

Town / Parish Comments - None.

SCC Minerals – No comments to make.

Severn Trent - No objection.

OFFICER COMMENTS

The site is in the Green Belt and in order to protect its openness, the NPPF allows development only under limited criteria as listed in paras 89 and 90 (Section 9). The enlargement of buildings is listed, providing that any additions would not result in a disproportionate enlargement of the original house. There does not appear to have been any previous enlargements of the dwelling since it was built (probably 1950s or 1960s) and the proposed front extension would not amount to a disproportionate enlargement and therefore the proposal would not amount to inappropriate development in the Green Belt and would not harm its openness.

In terms of design, it's pitched roof form, fenestration and overall height and scale would not detract from the appearance of the house and the proposal would not harm the character and appearance of the area. A condition will be imposed requiring the new porch to be constructed with matching materials in order to reflect the character of the host dwelling.

There are no neighbouring properties in close proximity to the site, and therefore the porch would not raise concerns over residential amenity.

CONCLUSION / PLANNING BALANCE

The proposal would not amount to harm to inappropriate development in the Green Belt, would not harm openness and would not harm the character and amenities of the area. It is therefore considered that the development complies with the above relevant policies in the adopted Core Strategy.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 12.12.17

X 

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council