DELEGATED DECISION REPORT

SMD/2017/0657 **Valid 06/10/2017**	**HILWYN FARM SCHOOL LANE LONGSDON**	**DEMOLITION OF EXISTING GARAGE / STORE AND CONSTRUCTION OF NEW REPLACEMENT GARAGE.** **(CERTIFICATE OF LAWFULNESS - PROPOSED)**

MAIN ISSUES

- Green Belt
- Design
- Amenity

DESCRIPTION OF SITE

Hilwyn Farm occupies an isolated position within the Green Belt. Located on the eastern side of School Lane, the application site is accessed via a long drive that runs adjacent to the southern site boundary. The site is bound by agricultural fields t all sides. The site slopes steadily upwards away from the highway and comprises of a domestic dwellinghouse and associated outbuildings.

PROPOSAL

Planning approval is sought to demolish and replace an existing outbuilding in order to create a brick-built garage and store.

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
T1 Development and Sustainable Transport
R1 Rural Diversification
R2 Rural Housing

National Planning Policy Framework
Paragraph(s) 1 - 17
Section(s) 7 & 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 04.12.2017
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Longsdon Parish Council: No objection.

OFFICER COMMENTS

Principle of Development

In accordance with policy SS1 the Council expects the development and use of lands to contribute positively to the social, economic and environmental improvements of the Moorlands. Policy SS1a comments that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that applications which accord with the policies in the Core Strategy should be approved without delay, unless material considerations indicate otherwise.

Though the application site does not fall within a defined settlement boundary, it remains to be within reasonable distance of local services and amenities.

Policy SS6c relates to the 'Other Rural Areas' which comprise of the Countryside and Green Belt outside of the development and infill boundaries of the towns and villages. Within such areas, development which meets and essential local need, amongst others, will be supported. The replacement of a rural building is identified as constituting an 'essential need', in accordance with policies R1 and R2.

In accordance with policy R1, appropriate development should not harm the rural character and environmental quality of an area. Policy R2 is consistent with paragraph 89 of the NPPF where 'the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces'.

The existing building comprises of a timber carport and garage with a corrugated sheeting roof. A site visit has confirmed that the existing building is used for domestic purposes and is currently in a poor state of repair. It is proposed to replace the building with a brick built domestic garage/store with a tiled roof. The replacement

building would measure the same depth as that to be replaced, 1.5m greater in width and circa 400mm greater in height. Though the replacement building would be larger, at the specified dimensions, it is not considered that it would materially larger than the building it is to replace. It is therefore considered that this application sufficiently accords with the provisions of policies SS6c, R1 and R2 and paragraph 89 of the NPPF.

Design

Policy DC1 requires all new development to be well designed to respect the site and its surroundings; having regard to matters of scale, density, layout, siting, landscaping, character and appearance. Policy DC3 relates to landscape and settlement setting, and seeks to protect and, where possible, enhance local landscape ad the setting of settlements in the Staffordshire Moorlands.

Paragraph 55 of the NPPF advises that the Government attaches great importance to the design of the built environment. Paragraphs 63 and 64 go on to comment that in determining applications, great weight should be given to outstanding or innovative designs which help to raise the standard of design more generally within the area. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area.

This application proposes the construction of a domestic outbuilding that falls with the scale limitations offered by Class E of the GPDO. It is of a domestic appearance which is characteristic of the residential use of the site. The external building materials of redbrick and roofing tiles reflect similar buildings within the vicinity of the site. These materials would present a less intrusive and stark palette to that of the host dwelling, which is rendered.

Amenity

Policy DC1 requires all new development to protect the amenity of the area, including residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The nearest residential dwelling is located well in excess of 100m away from the proposed structure. At this distance it is not considered likely that the development would result in injury to residential amenity.

CONCLUSION / PLANNING BALANCE

This application is considered to sufficiently accord with the relevant Green belt, design and amenity policies of the Core Strategy and National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 18.12.2017

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council