DELEGATED DECISION REPORT

SMD/2017/0717 **Valid 25/10/2017**	**BEECH VILLA FARM** **BUXTON ROAD** **BLACKSHAW MOOR** **LEEK**	**ERECTION OF A SINGLE STOREY SIDE EXTENSION AS PART OF WORKS TO PROVIDE ANCILLARY LIVING ACCOMMODATION IN THE FORM OF A GRANNY FLAT.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Design/impact on the character and appearance of the area (countryside)
- Impact on residential amenity
- Highway safety
- Sustainability

DESCRIPTION OF SITE

The property to which the application relates is a detached, two-storey dwelling constructed of red brick under a tiled roof, which has been extended to the rear (though the Council has no records of such extensions).

The site edged red submitted with the application includes some land that is considered not to be within the curtilage of the dwellinghouse – land, broadly, immediately to the south-west (hard-standing area), which appears to be used in association with the manege and also parking associated with the dwelling; due to this latter point the exact line(s) of demarcation are not totally clear. The site history shows that to the rear of the property a building for stabling was approved retrospectively and to the south-west of the property a manege has also been approved retrospectively.

The application site is located within the countryside (Staffordshire Moorlands Special Landscape Area), as defined in the Development Plan.

PROPOSAL

Revised plans have been received during the course of the application as concerns were raised by the Officer regarding size of the proposed extension and siting (questions regarding domestic curtilage). The application now seeks full planning permission for "*erection of single-storey side extension as part of works to provide anncillary living accommodation in the form of a granny flat.*"

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES, GUIDANCE AND OTHER MATERIAL CONSIDERATIONS

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
SD1 Sustainable Use of Resources
SD2 Renewable/Low-Carbon Energy
SD3 Carbon Saving Measures in Development
SD4 Pollution and Flood Risk
DC1 Design Considerations
DC3 Landscape and Settlement Setting
C1 Creating Sustainable Communities
NE1 Biodiversity and Geological Resources
T1 Development and Sustainable Transport

SPD – Design principles for development.

National Planning Policy Framework

- Ministerial foreword
- Introduction (Inc. Achieving sustainable development, presumption in favour of sustainable development, core planning principles, delivering sustainable development)
- 1 Building a strong, competitive economy
- 4 Promoting sustainable transport
- 7 Requiring good design
- 10 Meeting the challenge of climate change, flooding and coastal change
- 11 Conserving and enhancing the natural environment

National Planning Practice Guidance

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0451 – Two-storey side extension for granny flat. Refused, 25.09.2017.

SMD/2015/0198 – Retention of timber barn for stabling (Resub of SMD/2015/0198). Approved, 29/10/2015

SMD/2015/0031 – Retention of timber barn. Withdrawn, 19/3/2015

SMD/2011/0800 – Retrospective application for a horse manege (personal use). Approved, 23.12.2011

CONSULTATIONS

Publicity

Site Notice expiry date: 11.12.2017
Neighbour consultation period ends: 29.11.2017
Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

Leek Town Council

No comments received.

Staffordshire County Council Highways

No comments received.

Severn Trent Water

As the proposal has minimal impact on the public sewerage system we have no objections to the proposals and do not require a drainage condition to be applied.

Severn Trent Water advises that there is a public sewer located within this site. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. You are advised to contact Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building. Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposals located over or within 3 meters of a public sewer. Under the provisions of Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulations approval.

OFFICER COMMENTS

Principle of Development

As noted above, the application site lies within the countryside, as defined in the Development Plan. Within the context of Core Strategy policies, the principle of the proposed development is acceptable. Permission will be subject to adhering to Development Plan policies.

Design/impact on the character and appearance of the area

As noted above, the application now comprises a single-storey side extension which is to be used as a granny flat.

Policy SS1 of the Core Strategy (CS) seeks, amongst other things, to ensure development contributes positively to the environment, maintains the distinctive character of Staffordshire Moorlands and the individual towns & villages and their settings; policy DC1 requires, amongst other things, all development to be well designed, reinforce local distinctiveness, positively contribute to/compliment the special character and heritage of the area and be of high quality respecting the site and its surroundings (inc. scale, layout, character and appearance). Within the SPD 'Design Principles for Development' the following points are noted: a) there is concern that *"local distinctiveness is under threat from standard suburban designs which are incongruous in the countryside",* b) *"new development should always have regard to its surroundings so that it is appropriate and blends with the scale, proportions, materials and character of the buildings of the area",* and c) *"new buildings should relate to existing buildings in terms of scale and proportion, massing and materials and should derive their inspiration from local tradition."* Policy DC3 seeks to resist *"…development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement and important views into and out of the settlement..."* Section 7 of the NPPF states that good design is a key aspect of sustainable planning (para. 56), requiring development to function well and add to the overall quality of the area for the lifetime of the development (para. 58).

The proposed side extension measures approx. 6.1m wide, 5.5m deep with a ridge height of 5.1m an a footprint/floor area of approx. 34 sqm. The extension is located on the southern facing side elevation of the existing dwelling. The revised plans have reduced the size of the proposal and sought to ensure that the building sits within the residential curtilage of the existing dwelling.

The extension has a dual-pitched roof, which is hipped from the side, set just below the existing eaves height. There are 2 No. windows on the front elevation and a window and glazed doors on the rear elevation. The elevations and roof are to be constructed of brickwork and roof tiles to match existing and windows are to match existing. The proposed extension leads through to the existing dwelling. The extension consists of a through lounge/kitchen/dinning area, a bedroom and an en-suite bathroom.

The additional footprint/floor area resulting from the proposed extension is approx. 34 sqm. The footprint of the existing dwelling is approx. 86 sqm. Hence, the proposed extension increases the floor area of the existing dwelling by approx. 39%. Although the existing dwelling has been previously extended the Council has no evidence of when this occurred; therefore the existing dwelling is taken to be the 'original' dwelling for calculation purposes.

It is considered that the proposed extension is in keeping with the scale of the existing dwelling and therefore has an acceptable impact on the character and appearance of the area. As such it is considered that the proposed development accords with Core Strategy policies SS1, DC1 and DC3, the SPD 'Design Principles for Development' and section 7 of the NPPF.

Amenity

The closest neighbouring property is nearly 30m north-east of the application dwelling. As such the proposals will not have a significant impact on this, or other properties within the vicinity of the site.

As such, the proposal accords with the amenity tenets of policies SS1 DC1 of the Local Plan and bullet point 4 of para. 17 of the NPPF.

Highway Safety

The proposed extension would result in the property increasing the overall number of bedrooms. However, given a) the access and hard-standing that is available on the northern side of the dwelling and b) the large area of hard-standing that is present next to the dwelling (to the south) it is considered that there is more than enough space for parking and turning within the site and the access points do not change.

Bearing these comments in mind it is considered that there are no highway safety issues arising from the proposed development and therefore the proposal complies with Local Plan policy T1 and section 4 of the NPPF.

CONCLUSION / PLANNING BALANCE/SUSTAINABILITY

Bearing all the above matters in mind, it is considered that the proposed development would provide minor economic benefits (stemming from the construction) and minor social benefits (as the extension is to be used to accommodate a relative). It is considered that the proposed extension relates well to the existing dwelling and is proportionate and subordinate to it. There are no neighbour amenity, highway safety or other planning matters which cause concern. Therefore the proposed development is considered to be a sustainable form of development which accords with CS policies SS1, SS1a and C1 (sustainability) and the sustainability thread running through the NPPF. Therefore it is recommended the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: John Williamson
Recommendation Date: 29/01/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council