DELEGATED DECISION REPORT

SMD/2017/0798	**OLD MILL FARM**	**TWO STOREY EXTENSION**
Valid 30/11/2017	**OLD MILL LANE**	**WITH PITCHED ROOF**
	BAGNALL	
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Green Belt
- Design
- Amenity

DESCRIPTION OF SITE

The application site is located within the ward of Bagnall and Stanley but outside the development boundary for Bagnall. The site is at Old Mill Farm which is directly to the east of Bagnall and is accessed off Old Mill Lane.

The site is a farm house building dated c.1990 which is located towards the centre of the application site. To the north of the site lies Old Mill Lane beyond which is agricultural land associated with Pool Meadows Farm. There is a Public Right of Way (PROW) immediately to the north of the application site (Number 21a) which runs into Bagnall in a roughly north-east/south west trajectory. To the west of the application site lies agricultural fields, similarly to the south there are agricultural fields associated with Old Mill Farm. To the east of the application site are some other agricultural buildings associated with Old Mill Farm including an agricultural barn.

The existing building is a two storey farmhouse which has a pitched roof, with a single storey extension to the side, providing a garage to serve the dwelling. The existing dwelling also has a porch projecting out of the front elevation of the dwelling.

The application site is located within the Green Belt.

PROPOSAL

The planning application seeks permission for a two storey extension to the existing farmhouse building. The proposed development would add two extra bedrooms (increasing the bedroom accommodation from five bedrooms to seven bedrooms) and three ensuite bathrooms at first floor level. At ground floor level the proposed development would add an additional lounge with patio doors to the rear of the dwelling, it would also provide an additional staircase to access the first floor and expand the area which is currently a garage, to provide a study and utility room.

The proposal would project out from the side elevation by 1.1m to create the utility room and study within the area which is currently the garage. The proposed lounge

extension to the rear elevation would project out 4m at two storeys in height. The elevation plans indicate that the height of the two storey extension is 8m and would match with the existing height of the dwelling house, which is 8m in height. However, the proposal plans indicate that the proposed development will comprise a hipped roof which is lower in height than the roof line of the existing dwelling, this will be to the rear elevation of the dwelling. This design is such that the proposed lounge and bedroom area to the rear elevation will appear as a subordinate extension to the existing dwelling. It is considered that this design will be read as an extension.

The proposed development has four windows in the gabled rear elevation, two serving the first floor bedroom and two serving the ground floor lounge. To the front elevation the proposal plans indicate two windows: one to serve the proposed study and the other to serve the proposed bedroom to the front of the dwelling. To the side elevation at ground floor there will be a patio door arrangement serving the proposed lounge. To the other side elevation there will be four windows and one door. The door and one of the windows to the ground floor will serve the proposed utility room, whilst the other ground floor window in this elevation will serve the proposed lounge. There are two first floor windows in this elevation serving the two proposed bedrooms.

The proposed elevation plans indicate that the materials used for the proposed development will be in keeping with the existing materials on the existing dwelling, brick walls and blue clay roof tiles.

The proposed development will increase the volume of the existing dwelling by approximately 30% and the floor area by 35%.

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
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport
R2 Rural Housing

National Planning Policy Framework

Paragraph(s) 1-17
Section(s) 7 – Requiring Good Design; 9 – Protecting Green Belt Land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no recent planning history associated with the application site. However, an assessment of the historic planning application has been undertaken which has discovered the following, of relevance to this application:

SM/1286/88

- Renovation of existing farmhouse conversion of farm buildings to dwellings and erection of a new farmhouse Bank Farm, and Old Mill Lane, Bagnall

- The committee deferred the application of a new farmhouse pending submission of a planning application for the associated farm buildings.

- Correspondence from the County Estates Officer which confirms that the dwelling is a replacement dwelling for a family member.

- There are also letters from the local MP as this was a controversial decision.

SM/1212/88

- Officer report confirms this is for a replacement dwelling

SM/1432/89

- Erection of farmhouse, farm buildings and slurry tank on land at Old Mill Lane, Bagnall – Recommended REFUSAL 11/01/1990

SM/163/90

- Conditions not complied with

The planning history demonstrates that the application site is a replacement dwelling which has not been extended since it was built in the early 1990's.

CONSULTATIONS

Publicity

Site Notice expiry date: 09/01/2018
Neighbour consultation period ends: 03/01/2018
Press Advert: N/A

Public Comments

There has been one letter of support received in relation to the planning application.

Town / Parish Comments

The Parish Council supports this planning application.

Environmental Health

N/A

Staffordshire County Council Highways

N/A

OFFICER COMMENTS

Principle of Development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Staffordshire Moorlands Core Strategy (adopted March 2014) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Government's planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

Policy SS1 of the adopted core strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

The application site is located within the Green Belt. Policy SS6c states that strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government Policy.

Policy R2 of the Adopted Core Strategy states that other than sites allocated for housing development in the Site Allocations DPD, the only forms of development which will be acceptable will be: affordable housing, an agricultural workers dwelling, a replacement dwelling, an extension or conversion. This application comprises an extension and it is considered to be in accordance with this policy.

Policy DC3 of the Adopted Core Strategy concerns landscape and settlement setting. It states that the Council will protect and enhance the local landscape setting by resisting development which would be harmful to the character of the local and wider landscape setting. The proposed development is in keeping with the local landscape and would not have a detrimental impact on the local landscape.

The NPPF states at paragraph 88 that: "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt."

NPPF paragraph 89 states that “LPAs should regard the construction of new buildings as inappropriate in Green Belt” but then sets out specific exceptions by which certain forms of development can be considered as being not inappropriate in the Green Belt. One of these exceptions is “the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”.

Therefore it is important to assess whether the existing farmhouse has been expanded in volume, in recent history. This is in order to protect the Green Belt, in accordance with National and Local Planning Policy.

Due to the proposed development adding a significant volume to the existing mass of the building an assessment has to be undertaken to determine whether this is acceptable within the Green Belt. The proposed development would reduce the amount of openness in this area. The proposed development would increase the volume of the existing dwelling by around 30%, based on the proposed and existing plans submitted as part of this planning application. It would also increase the floor area by around 35%. However, on balance it is not considered that this development is unacceptable in this regard.

Policy R2 concerns Rural Housing. It states that other than those housing developments which have been allocated through the site Allocations DPD, only the following forms of housing will be permitted in the rural areas outside settlement boundaries: affordable housing, accommodation for agricultural workers, replacement dwellings, extensions to dwellings and the conversion of non-residential dwellings. The proposed development is for an extension to an existing dwelling and would meet with the policy test of R2.

In light of the above, the principle of development is considered to be acceptable subject to the application demonstrating compliance with relevant national and local planning policy relating to design and amenity.

Design

Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

Chapter 7 of the NPPF highlights the importance of good design, that good design is indivisible from planning and should contribute positively to making places better for people.

The submitted application form confirms that the proposed extension will be constructed and finished with materials similar to the ones used in the existing dwelling.

The amended plans are considered to accord with policy DC1 of the adopted core strategy and relevant policies within Chapter 7 of the NPPF. The proposed

development (as amended) is considered to represent sustainable development within the context of policy SS1a of the core strategy and paragraph 14 of the NPPF.

The design of the proposed development is in keeping with the materials used to construct the existing dwelling house. It is considered these would be appropriate in this location. The design of the proposed development is relatively traditional and would be subordinate to the existing dwelling. Following a request from the case officer, an amendment to the plans has been made to step the proposed extension back, away from the rear windows of the existing dwelling, to avoid an overbearing and discordant impact. The design of the windows in the rear elevation of the proposed extension has also been amended to match the cill heights of the existing windows in the rear elevation so that they are more in keeping with rural proportions typically found. It is considered these amendments improve the overall design of the proposed extension and the proposed development accords with Policies SS1, SS1a and DC1 of the Core Strategy.

Amenity

Policy DC1 of the adopted core strategy states that new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance; protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Paragraph 17 of the NPPF highlights twelve principles that should underpin both plan-making and decision taking. One such principle is that planning should always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consideration of the Council's SPD "Space About Dwellings" has been made. This document requires developments to have regard to any loss of light resulting from proposed developments, particularly where this would affect a neighbouring property. In this circumstance, it is considered that this would not cause an issue because the prevailing light is from south to west. The proposed extension to the dwelling is to the east, which would result in the least amount of loss of light. Further, having amended the plans and set back the extension from the windows in the rear elevation, it is considered acceptable in amenity terms.

Due to the dwelling being located within the Green Belt and within an area which is rural in nature, it is not considered that the proposed development would result in the loss of light, privacy issues or any harmful amenity issues for the nearby residents. The proposed extension has been stepped back away from the rear elevation windows of the existing dwelling, to ensure that the living conditions of the future residents would not be impacted upon in a negative way. All of the neighbouring properties, which border the site are located a reasonable distance from the proposed development. It is therefore considered that the proposal will not result in any adverse impacts to the residential amenity of current or future occupiers of properties in the neighbouring area.

As such it is considered that the application complies with policy DC1 and paragraph 17 of the NPPF, and constitutes sustainable development with regards to amenity, in line with policy SS1a of the adopted core strategy and paragraph 14 of the NPPF.

Highway Safety

No comments have been received from the Highway Authority in relation to this planning application. It was not considered necessary to consult the Highway Authority in this circumstance.

However, due to the increase in bedroom numbers from 5 to 7 bedrooms it is considered likely that the number of car parking spaces required will increase. Whilst the Council has no guidance on the number of car parking spaces per bedroom, it is good practice to undertake an assessment of the increasing accommodation in relation to the car parking facilities provided with a proposed development. In this circumstance, it is considered there to be sufficient hard surfaces within the development site in order to provide sufficient off-road parking associated with the proposed extension to the dwelling. Given the rural location of the proposed development, it is not considered that parking will present an issue here.

CONCLUSION / PLANNING BALANCE

Taking all of the above into consideration, the proposed development would not be a disproportionate extension to the existing dwelling within the Green Belt and would comply with national and local planning policy. It is considered the amended design improves the quality of the proposed development and for this reason the amended plans are recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barrowclough
Recommendation Date: 30/01/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council