DELEGATED DECISION REPORT

SMD/2018/0073 **Valid 02/02/2018**	**MILL HOUSE CLOUDSIDE CONGLETON**	**ERECTION OF SINGLE STOREY EXTENSION AND RECONSTRUCTION OF OUTBUILDING TO FORM ADDITIONAL ACCOMMODATION** **(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.
- The impact on residential amenity.

DESCRIPTION OF SITE

The site is in the open countryside and in the Green Belt and comprises a two-storey detached dwellinghouse facing Red Lane, a country lane to the east. It is mainly surrounded by open land including the slopes up towards The Cloud hill to the rear (west). However, there are other detached dwellings in large plots further along the road in both directions (north and south). The dwelling has been considerably enlarged. The current hall, sitting room and study and rooms above were added to the south side wall which was originally the front wall of the house (as that is where the front door was located) which originally had a "two-up two-down" arrangement with store. i.e. the side wall faced the road and the extension and relocation of the front door has effectively changed the orientation of the house.

PROPOSAL

The application is for the rebuilding of an outbuilding (the "wash-house") close to the house to exactly the same dimensions as existing and with the same brickwork (which would be recycled) and with Staffs Blue tiles. This would accommodate domestic accommodation connected to the house and would include part of a kitchen and a utility room. Also included is a single-storey flat-roofed extension to the house which would connect to the rebuilt outbuilding and would provide further domestic accommodation for the house.

This is a resubmitted application for an amended scheme of extensions and improvements. In 2017, planning permission was granted for the same single-storey extension as in this current application and the conversion of the outbuilding to provide enlarged domestic floorspace. The resultant scheme with this new application would be exactly the same as the one previously approved in terms of

size, dimensions, materials, internal layout, rooms and design in general with the only difference being that the outbuilding would be rebuilt to the existing dimensions rather than converted.

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
SS6c – Other Rural Areas Strategy
R2 – Rural Housing

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0514 – Certificate of lawfulness for proposed single-storey "rear" extension. Approved.

SMD/2017/0223. Single-storey extension and conversion of outbuilding to provide additional accommodation. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 27.2.18
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Highways Authority

No objection.

OFFICER COMMENTS

The flat-roofed extension to the dwelling is the same as that approved under the 2017 application and is in any case deemed to be permitted development as it projects from an original rear wall.

With regard to the rebuilding of the outbuilding, although Green Belt policy in the NPPF allows the conversion of outbuildings into other uses , it only allows the replacement/re-construction of buildings where they would remain in the same use as existing. It is not clear if the outbuilding, known as the "wash-house" was used traditionally for agricultural purposes or domestic purposes but it is in within the curtilage of the dwelling. Although the property was likely to have been a farm traditionally, this is no longer the case and therefore the outbuilding has ceased to be an agricultural building (if it ever was one) and the close proximity to the house would deem it to be treated as a residential curtilage building. Like many former farm outbuildings elsewhere which are close to their respective farmhouse dwellings, domestic uses (e.g. storage) have crept into it. I therefore consider its rebuild to the same dimensions using the same materials and re-use for domestic purposes as accommodation ancillary to the main house would not amount to inappropriate development regarding paras 89 and 90 of the NPPF (which sets out the criteria for development which is not inappropriate in the Green Belt) and in any case, there would be no impact on Green Belt openness or for that matter, no further impact on the character and appearance of the area, or residential amenity, in relation to the previously approved scheme.

CONCLUSION / PLANNING BALANCE

Although the proposal now involves the rebuilding rather than conversion in order to provide ancillary accommodation for the house, this new scheme remains to not amount to inappropriate development in the Green Belt and would not harm the character and amenities of the area.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 28.3.18

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council