DELEGATED DECISION REPORT

SMD/2018/0194 **Valid 27/03/2018**	**HOMEFIELDS FARM THE GREEN KINGSLEY**	**DEMOLITION OF EXISTING TWO STOREY EXTENSION, CONSTRUCTION OF REPLACEMENT TWO STOREY REAR EXTENSION AND SIDE EXTENSION OVER EXISTING** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Public Right of Way
- Design
- Amenity

DESCRIPTION OF SITE

The application relates to a large two storey detached dwelling which is the farmhouse at Homefields Farm, Kingsley. The application site is located within the Green Belt. The existing dwelling is an 'L shape', with a detached garage building to the side.

The farm is located to the west of Kingsley and is accessed off a private driveway taken off The Green. There is a public right of way running along the rear garden of the application site (PROW number: Kingsley 39).

PROPOSAL

The application seeks planning permission for two elements of extension to the existing dwelling to provide additional living accommodation. The first floor extension above the existing orangery and store at the rear of the dwelling would provide larger bedrooms, whilst the extension above the lounge at the side of the dwelling would provide a larger bedroom and an additional bathroom. The total number of bedrooms will remain the same but the first floor internal layout would be altered to provide larger rooms.

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

National Planning Policy Framework

Paragraph(s) 1-17
Section(s) 7&9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/1981/0344 Erection of garage APPRVED

CONSULTATIONS
Publicity
Site Notice expiry date: 01/05/2018
Neighbour consultation period ends: 24/04/2018
Press Advert: N/A

Public Comments
N/A

Kingsley Parish Comments
No objection

Environmental Health
N/A

Severn Trent
No objections

Staffordshire County Council Highways
N/A

OFFICER COMMENTS
Principle of Development
Section 38 (6) of the Planning and Compulsory 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 26th 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.

The application site is located outwith the development boundary for Kingsley and within the Green Belt, meaning it falls within 'other rural areas area strategy' in policy terms. This is covered by Policies SS6 and SS6c of the adopted Core Strategy.

In accordance with Policy SS1 the Council expects the development and use of lands to contribute positively to the social, economic and environmental improvement 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.

Green Belt
The National Planning Policy Framework highlights the importance of Green Belt, at a national level. Chapter 9 of the NPPF sets out the Governments view on the importance of openness.

Paragraph 89 of the NPPF concerns the construction of new buildings within the Green Belt. It states that a local planning authority should regard new buildings as inappropriate in the Green Belt, except in certain circumstances, including the extension of a dwelling. Paragraph 89 states that the extension or alteration of a building provided that it does not result in a disproportionate addition over and above the size of the original dwelling. Further, paragraph 87 of the NPPF sets out that as with previous Green Belt, policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

The NPPF sets out that inappropriate development is harmful by definition[1]. Inappropriate development should be refused unless very special circumstances are presented which overcome the harm caused.

It is considered that the proposed development represents a moderate increase in volume, when compared with the 'original building', as defined by the definition in the NPPF. The existing dwelling has had some extension to the side elevation, since 1947, this has been excluded from the calculation of the 'original dwelling'. The additions to the rear of the property appear to pre-date 1947 according to historic maps. As such, the proposed development (including the extensions added since 1947, but prior to the current application) would result in a volume increase of 40% over and above the original building. This is not considered to be disproportionate

It should be noted that the existing dwelling could be extended under permitted development rights. The applicant could extend the dwelling at single storey by 8m beyond the rear wall of the original dwelling house. They could also extend at two storeys up to 3m beyond the rear wall of the original dwelling. It would be possible to remove permitted development rights under Article 4 of the Town and Country Planning Act, in order to control the amount of development in this location in future, to protect the openness of the Green Belt.

In summary, the proposed development is considered to be proportionate within the existing dwelling and would not have a detrimental impact upon the openness of the Green Belt.

Design
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.

[1] Paragraph 87 of the NPPF

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.

Policy DC1 requires all new development to be designed to respect the site and its surroundings.

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 elevation plans which are submitted alongside the planning application state that the existing pebble dashing on the dwelling is to be removed and will be replaced with pewter grey small stone.

Amenity
In accordance with Policy DC1 all new development should be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook and privacy.

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.

An assessment of the proposed development in relation to the neighbouring properties has been carried out. This has concluded that due to the distance from the nearest settlement and thus the nearest dwellings, there will not be an issue with amenity.

Public Right of Way
Public Right of Way (Kingsley 39) runs along the rear garden, in an east-west direction. Whilst the proposed development would be larger in volume, it would be on the existing footprint meaning it is no closer to the right of way. As a result, it is not considered that the extension would have an impact upon the public right of way.

Highway Safety
The Highways Authority has not raised any objection to this proposal. It is considered that the proposed development is acceptable in terms of Policy T1 of the Core Strategy.

CONCLUSION / PLANNING BALANCE
This application seeks planning permission for two extensions to the existing farmhouse, within the Green Belt. The proposed extension would provide additional living accommodation in the form of a larger dining room, the addition of a games room and reconfiguration of the first floor to provide larger bedrooms.

The proposed development will result in a modest increase in volume, which is considered to be in proportion with the existing dwelling and appropriate within the

Green Belt. The proposed development is considered to represent an appropriate design in this location and accords with policy in this regard.

Taking all of the above into consideration it is recommended that the application is approved, subject to planning conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barrowclough
Recommendation Date: 22nd May 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council