DELEGATED DECISION REPORT

SMD/2018/0259 **Valid 25/04/2018**	**HOUGHWOOD HOUSE FARM HOUGHWOOD LANE STOCKTON BROOK**	**SINGLE STOREY SIDE AND REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Design and Layout
- Neighbour Amenity
- Access and Parking

DESCRIPTION OF SITE

This application relates to a former farm building/barn attached to an existing farm house separately occupied. Works for conversion of the barn to a single dwelling are well advanced on site under the prior approval, ref. DET/2016/0037. The location is at the head of Houghwood Lane overlooking the small-scale valley of fields and the Greenway golf course to the west. Public rights of way run to the east and south of the site. The site is located within the North Staffordshire Green Belt and Countryside.

PROPOSAL

This application is for proposed extensions to the side (south) and rear (east) elevations of the building to provide an extended utility room and storage area.

The extension to the south elevation is to an existing single storey structure to provide an extended utility room. This extension would have a footprint of 2.7m by 2.1m. Its ridge height would be 3.3m.

The proposed extension on the east elevation is to an existing stone lean-to structure. The lean-to was shown as being removed as part of the prior approval submission, however, it is now proposed to retain this structure and convert it to a store. The extension to the lean-to would have a footprint of 1.8m by 1.6 and a maximum height of 2.9m. This extension would partly occupy the footprint of the breeze block extension to be removed.

Materials used in construction would comprise matching brickwork with plan clay Staffordshire blue roofing tiles.

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 Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport
R1 Rural Diversification
R2 Rural Housing

National Planning Policy Framework

Paragraphs 6-17 Achieving Sustainable Development
Paragraphs 56-58 Requiring Good Design
Section 9 Protecting Green Belt Land

Other Material Considerations

Staffordshire Moorlands Space About Dwellings Supplementary Planning Guidance (SPG)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0196 – Single storey side and rear extensions to provide utility room and cycle storage – Withdrawn.

DET/2016/0037 – Change of use from agricultural building to 1 dwellinghouse – Prior Approval Granted 02/09/2016.

CONSULTATIONS

Publicity

Site Notice expiry date: 12/06/2018
Neighbour consultation period ends: 12/06/2018
Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

Bagnall Parish Council – No objections.

Severn Trent Water

No objections.

OFFICER COMMENTS

Green Belt

The site is situated within designated Green Belt land as shown on the adopted core strategy proposals map. Policy SS6c comments that within such areas development will be limited to that which meets an essential local need, supports rural diversification and promotes sustainable tourism.

Core Strategy policy R1 comments that appropriate development should not harm the rural character and environmental quality of the area. Where new building is proposed, development should have minimal impact on the countryside. Policy R2 outlines what forms of development will be permitted in the rural areas outside of the settlement and infill boundaries of the towns and villages. Amongst other things, this includes extensions to existing dwellings provided that are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.

Paragraph 87 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 requires that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

CS Policy R2 is consistent with paragraph 89 of the National Planning Policy Framework where it is regarded that the extension of a building is considered an exception to inappropriate development, provided that the development does not result in disproportionate additions over and above the size of the original dwellinghouse. Neither the Core Strategy nor the NPPF provide a definition of what is regarded as being 'disproportionate' for the purposes of Green Belt policy; however previous policy guidance considered a development resulting in a 30% increase in the size of the original building as being acceptable. Consideration is also given to matters of massing, height, siting, volume and floorspace.

The proposed extensions are single storey and of very limited size in the context of the existing building. Bearing in mind that the existing breeze block lean-to on the east elevation is being removed as part of the conversion works, the proposed development will not result in disproportionate additions to the building. Both extensions are clearly subordinate to the original building and, given their scale and design, would result in very limited harm to the openness of the Green Belt. It is therefore considered that the proposals are compliant with Section 9 of the NPPF and Policy R2 of the Core Strategy.

Layout and Design

Policy SS1 of the Staffordshire Moorland adopted Core Strategy promotes development which maintains the distinctive character and Staffordshire Moorlands, its individual town and villages and their setting.

Policy SS1a reflects the overall objective of the National Planning Policy Framework (NPPF) of taking a positive approach that reflects the presumption in favour of sustainable development.

Policy DC1 sets out a list of criteria that new development should meet to ensure good design. Development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and should be designed to respect the site and its surroundings.

NPPF Paragraph 17 sets out a list of core planning principles that the planning system ought to play. One principle is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Chapter 7 of the NPPF (Paragraphs 56-68) highlights the importance of good design and that it is a key aspect of sustainable development.

In design terms, the proposed extensions are considered appropriate and would not detract from the character of the barn. The proposed lean-to extension to the east elevation is a small addition which will be set back from the existing mono-pitched lean-to. Constructed in matching brick and tiles, it would have a simple lean-to roof and would be an improvement on the existing breeze block structure to be removed under the prior approval. The proposed extension to the south elevation to provide an extended utility room would replicate the design of the existing lean-to at this side of the building albeit of larger proportions. It would essentially follow the footprint of the existing lean-to and boundary wall with a small extension to the west side. It would set back slightly from the main west elevation of the barn and its ridge would be set down from the ridge of the attached structure. Both additions would have a subservient relationship to the main building. Overall, it is considered that the application accords with Policy DC1 of the CS and Chapter 7 of the NPPF.

Neighbour Amenity

Policy DC1 of the adopted core strategy states that new development should 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 sets out a list of twelve core planning principles that should underpin plan making and decision taking. One such principle is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Consideration has been given to the relationship of the proposed development to the existing attached house – the former farm house. As noted, it is proposed to retain the lean-to adjacent to the neighbouring property. (The prior approval detailed the removal of this structure and the breeze block lean-to). The extension to the lean-to would be concealed from the view of the neighbour by the existing lean-to structure. The extension to the south side of the building would be well away from the attached neighbour and also concealed behind the main bulk of the barn. Accordingly, it is

considered that the proposals would not result in any additional impact on the neighbouring occupier/s.

Highway Safety

The application does not propose any alterations to the existing access to the property or on-site parking arrangements. As such I am satisfied that the application will have no adverse impacts upon highway safety and complies with policy T1 of the adopted Core Strategy.

CONCLUSION / PLANNING BALANCE

The application site is located within the North Staffordshire Green Belt where an extension to the building is not inappropriate development provided that the extension does not result in disproportionate additions over and above the size of the original dwelling. It is considered that the proposed extensions are not disproportionate for the purposes of Green Belt policy and the proposed development is therefore not an inappropriate form of development.

The proposed development is considered to reflect the principles of good design and will not have any adverse impacts upon the residential amenity of neighbouring properties or highway safety, thereby complying with policies SS1, SS1a, DC1, and T1 of the adopted Core Strategy.

There have been no objections received from statutory consultees or members of the general public.

The application is considered to accord with relevant policies contained within the local development plan and is sustainable development. In line with paragraph 14 of the NPPF this application should be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Mark Ollerenshaw
Recommendation Date: 19/06/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council