DELEGATED DECISION REPORT

SMD/2018/0287 **Valid 16/05/2018**	**BLACK BANK FARM SHAY LANE FOXT**	**LIVING ACCOMMODATION WITHIN EMPTY SPACE ABOVE BARN WITH INTERNAL STAIRCASE FROM GROUND TO FIRST FLOOR.** **(FULL - MINOR)**

MAIN ISSUES

- Impact on landscape character
- Design and appearance
- Amenity.

DESCRIPTION OF SITE

Black Bank Farm is located on the fringes of Foxt, a 'Smaller village' located within the Staffordshire Moorlands Countryside. The site comprises of a detached stone built farmhouse and associated barn and helicopter store. The property is located off Shay Lane which is characterised by a series of detached residential dwellings that are pepper potted along the lane.

PROPOSAL

Planning approval is sought for the change of use of the first floor accommodation of a detached barn in order to provide and independent one bedroom flat. The accommodation is to comprise of an open plan kitchen/living area, utility room, bathroom and bedroom. Access is gained via an existing external stone staircase that is located on the side elevation. A further access is gained via an internal staircase that is to be separated from the ground floor store by a stud wall. Existing openings are to be retained.

This application essentially seeks approval for minor alterations to the extant scheme for the conversion of the first floor accommodation to living accommodation approved under planning reference SMD/2017/0474.

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
SS6b Smaller Villages Area Strategy

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

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2014/0022	Change of use of agricultural building to dwellinghouse (Use Class C3) and for associated operational development Planning permission required
SMD/2017/0474	Proposed living accommodation within the existing empty space above and existing barn Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 10.011.2018
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Members voted in favour of supporting this application.

Environmental Health

No comments received.

Staffordshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

In accordance with policies SS1 and SS1a the Council will expect the development and use of land to contribute positively to the social, economic and environmental

improvements of the Staffordshire Moorlands. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Foxt is identified as a ‘Smaller Village’. By virtue of policy SS6b, these settlements shall provide only for appropriate development which enhances community vitality or meets a local social or economic need of the settlement and hinterland. Policy R1 requires all new development in the rural areas outside of the development boundaries of the towns and villages to be assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside. Appropriate development should not harm the rural character or environmental quality of the area and wherever possible development should be located within suitably located buildings which are appropriate for conversion.

The subject building has ceased use for agricultural purposes and is currently vacant. The building is suitable and worthy in physical, architectural and character terms for conversion and there are no material changes in the site circumstances or policy since the 2017 approval. It therefore remains to be the view that in taking account of the positioning of the building relative to the host dwelling a commercial venture would not be considered appropriate or likely viable in this location. Conversion to residential is considered to be the more appropriate use and furthermore the development would enable a building of particular merit to be safeguarded in accordance with policy R2.

Design

The proposed development has been designed to respect the character and integrity of the building. Proposed external alterations have been limited to the addition of 1 no. roof light and the blocking up of an existing stable door opening to the ground floor. The opening is to be blocked up internally and the stable door is to be retained in a fixed shut position for aesthetics. The proposed development is considered to accord with the design considerations of policy DC1.

Amenity

The proposed development is sought in order to provide on-site accommodation for a Housekeeper. It is therefore reasonable to assume that the occupation of the unit would be ancillary to host dwelling. The spacing distance between the unit and the main dwelling located to the south fall below those the Council would normally expect to see. However, window positions have been dictated by the positioning of existing openings. The principal window that is to serve the open plan living space is positioned within the west facing elevation, which provides views away from the main house. Windows located within the north elevation are predominantly secondary with the exception of the bedroom window which is located towards the western side of the north elevation. Having considered the relationship of this window to the host dwelling, in addition to the ancillary nature of the accommodation proposed and remaining spacing distances it is not considered that the proposal would likely result in undue harm in terms of privacy or outlook in accordance with policy DC1. Given the amenity concerns raised it is considered to be prudent to attach a condition

requiring the unit to remain ancillary. There are no other nearby dwellings which could be affected.

CONCLUSION / PLANNING BALANCE

This application is considered sufficiently accord with the relevant policies of the development plan and as such a recommendation of approval is provided.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 11.07.2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council