DELEGATED DECISION REPORT

SMD/2018/0351	**HILL GAY LASK EDGE ROAD LASK EDGE LEEK**	**PROPOSED FIRST FLOOR REAR EXTENSION**
Valid 31/05/2018		**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Design
- Amenity

DESCRIPTION OF SITE
The application site relates to a farmhouse located within Lask Edge which is to the south east of Biddulph Moor. It is a two storey stone built farmhouse with some concrete built extensions which have been added to the dwelling to the rear. The building also comprises a shippon which is attached to the dwelling.

There are two Public Rights of Way (PROW) running along the boundary of the application site, one to the south west and one to the south east. The PROW which runs to the south east is known as Horton 15 whilst the one which runs to the south east is known as Horton 60.

The application is within the Green Belt and is surrounded on each side by agricultural land. It is accessed via a private driveway taken off Lask Edge Road to the west of the farm.

PROPOSAL
This application seeks planning permission for the addition of a first floor extension to provide an additional bedroom above the ground floor bathroom, WC and shower room. The elevation plans indicate that the proposal would have a cat-slide roof shape and would be finished in materials to match the existing dwelling.

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
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 1-17
Section(s) 7& 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
There is no relevant planning history associated with the application site.

CONSULTATIONS
Publicity
Site Notice expiry date: 10/07/2018
Neighbour consultation period ends: 13/07/2018
Press Advert: N/A

Public Comments
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 Moorland 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.

For the purposes of planning policy consideration the application site is located within the Green Belt where, in accordance with paragraph 89 of the National Planning Policy Framework (NPPF), it is outlined that the Local Planning Authority should regard the construction of new buildings as inappropriate development within the Green Belt. Relevant to this application is the exception of '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". One of the fundamental Green Belt aims is to keep land permanently open in order to prevent urban sprawl (para 79 NPPF).

The existing building has been extended over time to include the extensions to the rear. However, the "original building" also includes the shippon which is attached to the farmhouse. Given the large floor space and volume of the original building it is not considered that the proposed extension taken cumulatively with existing additions would be disproportionate.

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

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.

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 proposed development utilises the existing first floor extension, keeping the ridge height the same but bringing the extension out further from the rear wall to meet with the rear boundary of the ground floor extension. Therefore, the footprint would remain the same at ground floor level but would be extended by 3.2m at first floor level.

The application form which accompanies the planning application demonstrates that the proposed development will be constructed of materials which are a match to the existing dwelling. It is considered that the proposed development is of a high quality design which is in keeping with the existing dwelling and accords with Policy DC1 and Chapter 7 of the NPPF.

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.

The proposed development has one additional window in the side elevation which looks over the single storey flat roof extension to the rear of the dwelling. It is not considered that amenity is an issue in this location. This is because the extension cannot be seen from a public highway or the PROWs. Similarly, there are no neighbouring dwellings which would be impacted by the proposed development due to their distance from the extension.

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
The application would increase the number of bedrooms at the dwelling which in turn may increase the number of parking spaces required. It is considered there is sufficient yard and driveway to accommodate additional parking, if necessary. The highways authority has not commented on the application as it is not considered to affect the highway.

CONCLUSION / PLANNING BALANCE
This application seeks planning permission for an extension to an existing dwelling within the Green Belt in Lask Edge. The proposed extension would provide an additional bedroom at first floor level. An assessment of the proposed development's location within the Green Belt, an assessment of volume and floor space increase has been undertaken to determine the impact upon openness of the Green Belt. The proposed development is of a scale which is in keeping with the original building and is considered proportionate in Green Belt terms, particularly when taking the shippon into consideration.

The proposed construction materials are to match with the existing dwelling and will maintain the ridge height of the existing extension, but bring it out further from the rear wall of the dwelling. It is not considered that the proposed development would have an impact upon the PROW or neighbouring dwelling due to their distance and the size of the proposed extension.

In conclusion, taking all of the above into consideration it is recommended that the application is approved, subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barnes
Recommendation Date: 23rd July 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council