DELEGATED DECISION REPORT

SMD/2018/0672 **Valid 19/10/2018**	**COTTON LANE FARM** **COTTON LANE** **COTTON**	**PROPOSED GLASS CANOPY TO REAR AND SIDE OF EXISTING BUILDING** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

The impact on the character and appearance of the rural area.
The impact on residential amenity.

DESCRIPTION OF SITE

The site is within the open countryside to the north of Cotton and about one mile south of A52. It comprises an isolated detached red-brick and tile farmhouse dwelling on the west side of Cotton Lane. There are outbuildings including a large converted annex building to the south of the dwelling. The site is surrounded by open land and there is field to the north side of the site within the same ownership. Land slopes downwards from the road to Cotton Brook to the west and woodland. The nearest neighbouring dwelling is 150m to the north.

PROPOSAL

This is a full householder planning application for a L-shaped glass covered canopy which would project 3.0 metres from the west (rear) wall of the house and 1.3 metres to the north side. It would have a low-pitched lean-to clear glass roof supported by metal posts with an anthracite grey coloured powder coated finish.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Core Strategy

DC1 Design Considerations
R2 Rural Housing

National Planning Policy Framework

Section 12 (Design).

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

Paragraph 48 of the newly adopted NPPF states that:

"…decision-takers may also give weight to relevant policies in emerging plans according to:

- *the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*
- *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- *the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

Local Plan process

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public will now be held this Autumn in order to determine whether the Local Plan is sound and legally compliant. Subject to the findings of the appointed inspector, the Local Plan is expected to be adopted in the Spring of 2019. At his point, it will supersede the adopted Core Strategy and become part of the statutory development plan for the District.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question. The Officer Comments section of this report identifies the level of outstanding objections to each policy and recommends the amount of weight to be given to them at this stage in the process
- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

Emerging Policies

The following policies are considered to be relevant to this application:

DC1 – Design Considerations

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There have been previous approvals for extensions to the dwelling and a conversion of a large outbuilding into ancillary accommodation.

CONSULTATIONS

Publicity

Site Notice expiry date: 27.11.18
Neighbour letters expiry date: 27.11.18
Press Notice: N/A

Public Comments

None.

Town / Parish Comments

No objection but questioned overdevelopment at this site.

OFFICER COMMENTS

The canopy would be placed largely on the opposite side of the house to the road and would be well screened from the road by it. It would be partly visible from the road when approaching from the north but would not be harmfully prominent. The house has had previous extensions and the canopy would project from a two-storey side/rear extension. Its scale and form would not detract harmfully from the appearance of the dwelling. Although more modern in design and materials, the clear uncoloured glass for the roof and grey posts and roof frame would reduce visual impact and avoid a harmful contrast with the more traditional dwelling.

There are no nearby neighbours that would be affected by the canopy in terms of the impact on their living conditions.

CONCLUSION / PLANNING BALANCE

Although the dwelling has had significant previous extensions, the addition of a rear canopy would not lead the resultant building to harm the character and appearance of the rural area. The scale, form and siting is appropriate in relation to the house and despite modern materials, these are discreet and would not harm the character and appearance of the house. Therefore, the proposal would comply with Policy DC1 ‘Design Considerations’ of the Core Strategy The proposed extension is well designed and would not lead to harm to the character or appearance of the area or residential amenity.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Chris Johnston
Recommendation Date: 14.12.18

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council