**DELEGATED DECISION REPORT**

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| **SMD/2018/0787**<br>**Valid 19/12/2018** | **WILLGATE COTTAGE**<br>**GREEN LANE**<br>**RUDYARD** | **PROPOSED GARAGE CONVERSION TO FORM ANCILLARY ACCOMMODATION WITH ROOF WINDOWS AND PORCH EXTENSION**<br><br>**(FULL - HOUSEHOLDER)** |

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**MAIN ISSUES**

- Is the development inappropriate in the Green Belt?

- Whether the alterations that affect the external appearance of the building will harm the Conservation Area as a 'designated heritage asset' or more generally the character and appearance of the area.

**DESCRIPTION OF SITE**

It appears that the stone and part render double garage was built in the early 90's. It is provided as a nicely proportioned little outbuilding observing simple design principles that provide pleasing character and appearance – plain clay tiles on a steeply pitched roof, separate vehicle openings divided by a central pillar, locally quarried gritstone, and a roof ridge with a parallel orientation with the front longside elevation of the building. The garage is located to the end of a converted long barn that provides the applicant's dwelling and forms part of what was the larger original farmstead.

**PROPOSAL**

The applicant wishes to convert the garage to provide additional living accommodation for an existing family member of the household, the use would be ancillary and functionally linked to the existing dwellinghouse at Willgate Cottage. The garage building is located within the planning unit of the dwelling and no material change of use would occur, internal alterations also would not require planning permission.

However, alterations that affect the external appearance of the building and enlarge it with the addition of a small porch on the side would need planning permission because the work would be for the purposes of providing ancillary or additional living accommodation, rather than uses that would be incidental to the enjoyment of the dwellinghouse - As such they would not be permitted by Class E, Part 1 of the GPDO 2015, and in any event there is a direction made under Article 4 of the GPDO that remove such rights in the Rudyard conservation area.

The proposal would replace the up and over doors with full height glazing within simple vertically orientated glazing bars, introduce a French door and window on the rear, and three roof lights in a row to the rear facing roof slope. A small addition to the side elevation, that faces the existing garden would provide a porch.

**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 Strategy
DC1 Design Considerations
DC3 Character and Appearance of the natural environment and landscape

## Emerging Local Plan

The emerging Local Plan has yet to be adopted. At the time of writing it is at a latter stage of the process and the Inspector's comments have been received following a final hearing. Relevant to the determination of this application an emerging replacement for policy DC2 has been revised to accord with the NPPF, and for policy DC3 a revision that provides for impacts that are of less than significant harm.

**National Planning Policy Framework (NPPF)**
Paragraph(s) 7, 8, 10 & 11 presumption in favour of sustainable development, 127 achieving well designed places, 133,134, 143, 144, 145 & 146 Protecting Green Belt Land, 196 Proposals affecting heritage assets,and170 Conserving and enhancing the natural environment.

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

SM/90/1000 Relocation of Garage. Approved 1990 (Not entirely clear, only decision notice available, but this is most likely to be the original permission for the garage).

**CONSULTATIONS**

**Publicity**
Site Notice expiry date: 21st January 2019
Neighbour consultation period ends:
Press Advert: Published 2nd January 2019

**Public Comments**
None Received

**Town / Parish Comments**
Horton Parish Council: No Objection

**Conservation Officer**
No objection to the conversion of the garage but the scheme should look to retain the simple, functional nature of the building. The proposed porch is an overtly domestic feature and would look out of place on a garage conversion. I would suggest that the porch is removed. The glazing of the garage doors should be well recessed to retain the form of the opening.

**OFFICER COMMENTS**

**Is the proposal for inappropriate development in the Green Belt?**
The site in the Green Belt where all development should be considered inappropriate, and by definition harmful, unless it is provided for on the closed list of exceptions at paragraph 145 of the National Planning Policy Framework. The development in this case would amount to the alteration and small enlargement of an existing building and, in these respects, the exception at paragraph 145c) "the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building" provides for the development and it is not inappropriate. There would be no harm to the Green Belt therefore.

**Is the proposal for sustainable development?**
The NPPF makes it clear that there must be a presumption in favour of sustainable development, but enshrined within that is an overarching objective to protect built, historic and natural environment from harmful and poorly designed development. This is reinforced at section 12 which promotes well designed places and good design that protects quality environments; section 15 that requires decisions to protect and enhance valued landscapes; and section 16 which pays specific attention to the historic environment - all assets to be enjoyed by existing and future generations. Development therefore that does not harm the Green Belt and incorporates good design that does not impact adversely on historic or natural environment can be considered sustainable and there should be a presumption in favour.

**Design and impact on the character and appearance of the area including the historic and natural environment**
The garage does not feature prominently within the conservation area or the landscape it can not be seen from public vantage. Instead it is a simply formed functional outbuilding that sits 'quietly' at the end of the converted long barn without detracting from or interfering with the arrangement and layout of the larger historic farmstead.

The proposal is to retain the simple shape and form of the garage and convert within the existing confines of the building. A small porch to the side of the building has been revised to remove an ornate and fussy canopy from the scheme and instead make it a more simple and functional shape to the side. In any event the porch would be essentially concealed from view behind and in the back garden of the long barn dwelling.

**CONCLUSION / PLANNING BALANCE**

The alterations and minor enlargement of this existing building would not be inappropriate development in the Green Belt. The works would not have any adverse impact on the character and appearance of the area, the landscape or the significance of the historic environment within the 'designated heritage asset' of the Conservation Area.

**OFFICER RECOMMENDATION : APPROVE**

**Case Officer: Ben Hurst**
**Recommendation Date: 13th February 2019**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**