DELEGATED DECISION REPORT

SMD/2019/0071 **Valid 11/02/2019**	**1** **CASH HEATH COTTAGES** **CASH HEATH** **FORSBROOK**	**LISTED BUILDING CONSENT FOR PROPOSED CONSTRUCTION OF DETACHED GARDEN** **(LISTED BUILDING CONSENT - ALTERATION)**

MAIN ISSUES

- Principle of development
- Impact on the Listed Building

DESCRIPTION OF SITE/CONTEXT

The application property is a two-storey, semi-detached dwelling; the 2 No. attached semis originally consisting of one property; the property is a Grade II Listed Building and the site is a designated HER monument (a farmstead of possible 17th Century origin). There is on-site parking at the front/eastern side of the property and gardens to the front, side and rear. The property is constructed of stone and red brick under a clay-tiled roof.

The site is located within the Green Belt and, as noted, is a Listed Building that forms part of a HER site consisting of an isolated, dispersed farmstead possibly of 17th century origin, as defined in the Corse Strategy (CS). A Public Right Of Way (Forsbrook 0.1647) passes by the front of the site.

PROPOSAL

The application seeks Listed Building Consent for construction of a detached garden room.

It is noted that a Full Planning Application application (SMD/2019/0070) has been submitted simultaneously and the application will be recommended for approval.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES, GUIDANCE AND OTHER MATERIAL CONSIDERATIONS

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

- 1 - Introduction
- 2 - Achieving sustainable development,
- 6 - Building a strong, competitive economy
- 12 – Achieving well designed places
- 16 – Conserving and enhancing the historic environment

National Planning Practice Guidance

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

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 was held in October 2018. Additional information is to be submitted to the Inspector after which Modifications will be required; the Proposed Main Modifications will be subject to public consultation. The timescale for the adoption of the Local Plan currently remains as Spring 2019, though this is now unlikely to be met. At this 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 examination in public has been undertaken.
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question. The level of outstanding objections to each policy indicates the amount of weight to be given to each of the policies at this stage in the process.

- The degree of consistency of policies with the NPPF – At this stage, the Council considers the submitted version of the Local Plan to be sound and policies are deemed to be consistent with the NPPF. As noted above, additional information is to be submitted along with Modifications.

Emerging Policies

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

- SS1 - Development Principles
- DC1 -Design Considerations
- DC2 – The Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1994/0553 – LBC. Two-storey extension. Approved, 22.12.1994

SMD/1994/1275 – Full Planning. Two-storey extension. Approved, 22.12.1994

SMD/2013/0496 – LBC. Retrospective application for satellite dish. Approved, 03.06.2013

CONSULTATIONS

Publicity

Site Notice expiry date: 26.03.2019
Neighbour consultation period ends: 05.03.2019
Press Advert: Yes

Public Comments

No comments received.

Forsbrook Parish Council

No objection.

SMDC (Alliance) Conservation/Listed Buildings Officer

Grade II Listed Farmhouse. The building has already received permission for a large two-storey extension which is prominent given its form and massing and use of different building materials.

Any further extension would serve to make the extensions overly dominant.

Pre-app has been given on the principle of a garden room and the applicant was dissuaded from a further, attached, side extension.

This application is now for a detached garden room, sited to the side and rear of the property. It will be constructed in horizontal weatherboarding, painted pale cream with a grey slate roof (composite). Windows/doors will be painted wood.

The structure is modest in size and sited to have a minimal impact on the setting of the Listed Building.

My only issue is the roof materials, which should match those of the main house (unless the pitch is too shallow). If this is the case then natural slate will be required.

No objections and no harm to setting.

OFFICER COMMENTS

Principle of Development

As noted, the application seeks Listed Building Consent for construction of a detached garden room.

Within the context of local CS and national policies the principle of the proposed development is acceptable.

Design/impact on the setting of the Listed Building and the character & appearance of the area

The proposed building is sited to the rear and side of the existing dwelling (a little over 5m from it). The building measures approx. 4.7m wide x 3.6m deep with a ridge height of 3.5m. The proposed materials are timber weatherboarding elevations, to be painted with Farrow & Ball 'Pointing' (named after the colour of lime pointing), and grey slate composite roof tiles. There are windows and doors on the front, western facing elevation, and windows on the 2 No. side elevations.

The Conservation/Listed Buildings Officer has made the following comments:

- Any further 'extension' to the property would make the extensions overly dominant.
- The proposed structure is modest in size and sited to have a minimal impact on the setting of the Listed Building
- The proposal will not harm the setting of the Listed Building
- No objections, subject the roof materials ideally matching those of the main house, unless the pitch is too shallow, in which case natural slate will be required.

Hence, the Conservation Officer concludes that the proposal will not harm the setting of the Listed Building, subject to addressing the roof materials by condition.

Hence, it is considered that the size, scale, siting, design and materials of the proposed outbuilding will not harm the setting of the Listed Building and as such will not harm the historic heritage. As such, the proposed development is considered to

comply with the design and conservation tenets of Core Strategy policies DC1 and DC2 and sections 12 and 15 of the Framework.

CONCLUSION / PLANNING BALANCE/SUSTAINABILITY

Hence, as the proposed development is considered not to harm the Listed Building it is recommended the application is approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: John Williamson
Recommendation Date: 08/04/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council