DELEGATED DECISION REPORT

SMD/2019/0163 **Valid 28/03/2019**	**BRADNOP GRANGE** **SCHOOL LANE** **BRADNOP**	**DEMOLITION OF CONSERVATORY AND ERECTION OF REPLACEMENT GARDEN ROOM.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development (Open countryside);
- Design and visual impact;
- Neighbour amenity.

DESCRIPTION OF SITE

This is a red brick, stone and tile, semi-detached dwelling (attached barn converted into residential accommodation and subsequently sold), located within the open countryside. The dwelling sits within generously sized grounds and benefits from off-road parking, private garden areas and a detached garage. The land is relatively level around the house area and then drops towards the rear boundary. Boundaries consist of stone walls/hedgerows and planting.

PROPOSAL

The application is for a single storey side extension to replace an existing 'L' shaped conservatory. The new garden room would also have an 'L' shaped footprint but would be slightly larger than the existing conservatory in that it would be approximately 1m wider and approximately 600mm deeper. The extension would have outwards opening French doors at the front and full height glazing within each elevation. An oak frame would sit upon a low level stone plinth and would be finished with Staffordshire blue plain clay tiles.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6b	Smaller Villages Area Strategy
SS6c	Other Rural Areas Area Strategy
DC1	Design Considerations
DC3	Landscape and Settlement Setting

R1 Rural Diversification.
R2 Rural Housing.

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide.

Emerging Staffordshire Moorlands Local Plan

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 has now been held 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 late 2019. 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 within 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 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:

SS1	Development Principles. (Moderate)
SS1a	Presumption in Favour of Sustainable Development. (Significant).
SS9	Smaller Villages Area Strategy (Limited)
SS10	Other Rural Areas Area Strategy (Limited)
DC1	Design Considerations (Moderate)
DC3	Landscape and Settlement Setting (Significant).
H1	New Housing Development (Limited)

National Planning Policy Framework

Including sections;

2: Achieving sustainable development
12: Achieving well-designed places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

07/00210/FUL	Two storey rear extension and new pitched roof to existing dormer window. Approved.
SMD/2014/0818	Erection of detached garage and resurfacing of driveway. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 22/05/2019
Neighbour consultation period ends: 02/05/2019.

Public Comments: No representations received.

Bradnop Parish Council: No objections.

OFFICER COMMENTS

Principle of development
The application site is located within the open countryside, outside of any settlement boundary and is not within the Green Belt. The property is one of a number of dwellings which form linear residential developments along both sides of School Lane. Surrounding properties vary in size and design. There are no Listed Buildings in close proximity. The site does not form part of any Conservation Area and there are no protected trees on the site which would hinder development.

There are no 'in principle' objections to the application. Core Strategy policy SS6c allows for the conversion, extension or replacement of an existing rural building in

accordance with policies R1 and R2. Core Strategy policy R2 allows for extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.

Design/visual impact.
The proposed extension would replace a conservatory and would have the same shaped footprint albeit slightly larger (1m wider and 600mm deeper). The new extension would be approximately 200mm higher than the existing conservatory. The addition would not harm the appearance of the existing house given its subordinate relationship to the main building, use of complimentary facing materials and discreet location away from School Lane. The chosen location ensures that there are no street scene implications. Although the dwelling has previously benefitted from a two-storey extension the conservatory addition would not result in cumulative disproportionate additions to it. The original house would remain as the dominant visual feature.

Neighbour amenity
A site visit clarified that no adverse neighbour amenity issues would arise as a result of the development. The closest property is High Barn, School Lane, which is positioned to the north of the applicant's property. It is understood that High Barn is a converted former agricultural building which belonged to the application property (Bradnop Grange). The two dwellings are attached; their footprints resulting in an 'L' shaped arrangement. The positioning of the two dwellings is such that the replacement conservatory would have no impact upon any neighbouring principal window(s). The dwelling to the south (Hilltops) is of sufficient distance away for the development not to be an issue to its occupants.

Other matters
The scheme does not involve alterations to the parking and turning facilities at the property.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that the application is approved subject to conditions. There are no objections in principle to the extension, its design and overall appearance acceptable in relation to the existing dwelling and its open countryside location. Furthermore there are no neighbour amenity concerns and no adverse impact upon parking arrangements. The development therefore comprises sustainable development and should be approved.

OFFICER RECOMMENDATION:

Conditional approval

Case Officer: Lisa Jackson

Recommendation Date: 22/05/2019.

X 

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council