DELEGATED DECISION REPORT

SMD/2019/0162 **Valid 18/04/2019**	**YOUNGS GREEN FARM** **BROAD OAK LANE** **KINGSLEY MOOR**	**PROPOSED DEMOLITION OF EXISTING ATTACHED OUTBUILDING AND ERECTION OF 2 STOREY SIDE EXTENSION AND FRONT PORCH.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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- Whether or not the proposal amounts to inappropriate development in the Green Belt.
- The impact on the character and appearance of the area.

DESCRIPTION OF SITE

The site is within the countryside in the Kingsley Moor area between Kingsley and Cellerhead and is on the north side of the A52. It comprises a farmhouse within a large farm complex, Youngs Green Farm to the west of Broad Oak Lane, a dead-end country lane which connects to the A52 to the south. A short farm access off the lane leads directly to the farmhouse, one of the first buildings visible, with the associated farm buildings all lying mostly to the west of the farmhouse. All the land surrounding the farm is also open agricultural land although there are sporadic dwellings in the area, the nearest of which appears to lie approx 100m to the south-east of the site. The site is also in the Green Belt.

PROPOSAL

This a full householder planning application for the removal of a derelict attached outbuilding and its replacement with a two-storey side extension for the dwelling. This would project 3.3 metres from the side wall and be set back 0.5 metres from the front wall of the house but the back would be flush with the rear wall of the house. The extension would have the same side gable-ended form as the house but also have a lower roof ridge. The fenestration and facing bricks are also intended to match those of the existing farmhouse. An existing porch (described as being on the rear elevation of the building – facing west) would be removed. The extension is shown on amended plans. The original plans differed, showing an extension with the same width but with a front wall flush with the house and a roof ridge the same height as that of the dwelling. The original plans also showed the porch as being retained.

Further amended plans were received on 1.8.19 to show the re-instatement of windows on the front elevation of the dwelling in the interests of its character and appearance.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS6c Other Rural Areas Strategy
DC1 Design Considerations
R2 Rural Housing

National Planning Policy Framework

Sections 7 (Design) and 13 (Green Belts)

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 is ongoing in order to determine whether the Local Plan is sound and legally compliant. Hearing sessions were conducted in October 2018 and the Inspector issued his initial post-hearing advice in January 2019 which set out some actions for the Council and a range of modifications that would be necessary to make the plan sound. The full schedule of modifications is to be determined and will be subject to

consultation in due course. The Inspector will then be in position to write his final report. Subject to the findings of the appointed Inspector, the Local Plan can then be adopted by the Council. This will be towards the end of 2019 at the earliest. Upon adoption, ~~it~~ the Local Plan 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:

SS10 Other Rural Areas Strategy
DC1 Design Considerations

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None for the farmhouse. A recent application for a livestock building for the farm was approved earlier in the year (Ref: SMD/2019/0008).

CONSULTATIONS

Publicity

Site Notice expiry date: 11.6.19
Neighbour consultation period ends: 11.6.19
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Local Highways Authority

No objection.

Severn Trent Water

No objection.

OFFICER COMMENTS

The site is in the Green Belt where new buildings are generally not allowed, in order to protect the openness of the Green Belt, unless they fall under the limited categories of development deemed to not be inappropriate in the Green Belt, listed in paras 144 and 145 of the NPPF. Extensions to existing buildings fall under the criteria providing they would not result in a "disproportionate" enlargement of the original building i.e. the building as it stood when first built before any extensions.

The original farmhouse has been previously enlarged via an existing single-storey side extension (to the other side of the house to where the current proposed two-storey extension is to be built) and also a porch. However, the farmhouse has a matching and attached brick and tile outbuilding which forms part of the original house. The drawings show the outbuilding as having a front projection but this has been removed. The proposed extension, cumulative with the existing previous side extension, would result in a 43.8% increase in the original floorspace of the house, which includes the remaining part of the attached outbuilding. Although this could be described as being a large percentage increase, it is less than half of the original floorspace. I do not consider it would amount to a disproportionate enlargement of the building in conjunction with the existing extension. The setting back of the front wall, dropping of the roof ridge and extension width of less than half of the width of the original house would make the extension appear subservient to the main house. The width is also less than the existing outbuilding to be removed and this part of the building has a roof design, footprint and overall form which appears more disproportionate than the extension proposed. It has a more obscure form which does not harmonise and visually not sit well with the main part of the farmhouse. The current porch which is also to be removed is a relatively modern addition which also does not harmonise with the farmhouse in terms of its form and there is no objection to its removal to further help the overall scheme to not represent a disproportionate increase in terms of scale (albeit only a small contribution is provided here). The proposal in removing the porch and side projection and replacing it with a neater extension proposed would therefore not result in a disproportionate enlargement of the original house and is therefore deemed to not amount to inappropriate development in the Green Belt or harm to its openness.

The extension is generally well designed not just in terms of its scale, proportions and subservient form but also in terms of the fenestration size and positioning and also the traditional Victorian style of windows and also the use of matching bricks and tiles respecting the style and materials of the main house.

There would be no harm to residential amenity as the nearest dwelling outside of the property would be approximately 100 metres away and therefore the proposal

presents no issues in terms of overlooking/loss of privacy and impact on light provision.

CONCLUSION / PLANNING BALANCE

The proposed extension would not amount to a disproportionate enlargement of the building and therefore does not amount to inappropriate development in the Green Belt and hence is acceptable in terms of the overall principle of development. Visually it would amount to an improvement on the appearance of the current attached outbuilding to be replaced which has a form and untidy appearance which does not harmonise with the main part of the farmhouse. The proposed extension would respect the farmhouse in terms of its scale, its subservient form, detailing and materials and would harm the character and amenities of the area in general. The amended scheme would comply with both the relevant Core Strategy policies and the government planning guidance in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 22.7.19

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council