DELEGATED DECISION REPORT

SMD/2019/0333 **Valid 29/05/2019**	**WOODSIDE VIEW FARLEY ROAD OAKAMOOR**	**OUTDOOR KITCHEN & GARDEN HUT.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Landscape character;
- Design, character and appearance; and
- Amenity.

DESCRIPTION OF SITE

Woodside View forms one of two residential dwellings that are accessed via a shared driveway that leads southwards off Farley Road. The application site comprises a detached dwellinghouse that occupies the northern corner of a spacious sylvan plot. For the purposes of this assessment the application site falls outside of the village development boundary, within Countryside.

PROPOSAL

Planning approval is sought for the construction of a timber 'outdoor kitchen' and garden hut that are to be located within the residential curtilage of the dwellinghouse.

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
SS6 Rural Areas
SS6c Other Rural Areas Area Strategy
R2 Rural Housing
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1988/1494	Extension to form lounge with bedroom over Approved
SMD/2019/0106	Proposed extensions and alterations Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 09.07.2019
Neighbour consultation period ends:
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPG identifies three dimensions to sustainable development as being economic, social and environmental.

The presumption in favour of sustainable development is reflected at Core Strategy (CS) policy SS1, where it outlines the Council's expectation for all new development to make a positive contribution towards the sustainability of the Staffordshire Moorlands. CS policy SS1a states that the Council will work proactively with applicants in order to secure development that improves the economic, social and environmental circumstances of the area.

The application site is located within the Countryside, outside of a defined development and infill boundary of the towns and villages as defined by the Site Allocations DPD. Within this location development will only be supported where it meets an essential local need, supports rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. Furthermore, policy R1 supports new development within the Countryside where is does not harm the rural character or environmental quality of the area, by virtue of scale, nature and the level of activity involved.

The proposed development comprises domestic structures that are to be located within the residential curtilage of the application site and do constitute development that is reasonably sought. The principle of development is considered to be acceptable.

Design

CS policy DC1 states that new development should be of a high quality and be designed to respect the site and its surroundings; having regard to mattes of siting, scale, density, character and appearance.

The application site comprises of a detached dwellinghouse that is positioned within the north western corner of the plot. The garden area that is regarded to fall within the curtilage of the plot is found to the south and east of the dwellinghouse. Beyond the garden boundary is a mature woodland that falls within the ownership of the applicant. The proposed development comprises the construction of a timber shelter that is to be used as an outdoor kitchen / living area and a pergola with garden storage. An existing detached garage / garden store is to be demolished to accommodate the development.

The proposed outdoor kitchen is of scale akin to the size of a domestic double garage. It is to be positioned on the site of an existing garage that is to be demolished and would be read within the context of the retaining dry stone wall and woodland beyond. The proposed garden hut will sit on a hexagonal base with two rectangular wings. The garden hut is to be positioned towards the eastern area of the garden and would also sit against the backdrop of the woodland beyond. The proposed material palette reflects the lightweight nature of the structures proposed and would assist in enabling the structures to blend into the landscape. The proposed structures are of generous proportions, however due to their positioning within the plot they would not impact negatively on the wider landscape setting.

Amenity

The application site is bound by one neighbouring property to the north west, Woodside Cottage, a stone built two storey cottage positioned within the northern section of a spacious plot. The southern elevation of this neighbouring dwelling sits in line with the northern, rear elevation of the host dwelling. The proposed structures are to be positioned towards the eastern side of the application site and are sufficient distance from this neighbouring property to not cause concern in respect of overbearing impact, loss of privacy or day light.

Trees

Policy 2.2.6 of the Council's adopted Tree Strategy and policy DC1 require development to respect the site and its surroundings and promote the maintenance, enhancement, restoration and re-creation of biodiversity. The NPPF states at paragraph 170, inter alia, that decisions should recognise the intrinsic character and beauty of trees and woodland. The proposed outdoor kitchen will replace an existing garage which sits forward of a retaining wall beyond which the wooded embankment slopes upwards steeply. Similarly, the proposed garden hut is to sit on a floating concrete base without foundations and would also sit forward of a retaining wall and the wooded embankment. Taking account of these factors it is considered that the proposed development is unlikely to result in harm to the trees within the site.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the policies contained in the Staffordshire Moorlands Core Strategy and National Planning Policy Framework. As such a recommendation of approval is given.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 09.08.2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council