DELEGATED DECISION REPORT

SMD/2020/0421 **Valid 03/08/2020**	**DARLEYSHIRE FARM LEEK ROAD** **WETLEY ROCKS**	**ERECTION OF RESIDENTIAL ANNEX** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Design, character and appearance

DESCRIPTION OF SITE

This application relates to Darleyshire Farm, positioned on the southern side of Leek Road. The site comprises of a detached two storey farmhouse that sits perpendicular to the highway and occupies the northern section of the site. A cluster of domestic outbuildings (the subject of the planning application) are located to the south of the dwellinghouse. Vehicular access is provided off Leek Road and ample off-street parking is provided within the site. For the purposes of this assessment the application site is located within the North Staffordshire Green Belt.

PROPOSAL

Approval is sought for the demolition of a series of existing domestic outbuildings and for the construction of a single bedroom annex. This application follows extant consent for the same under reference SMD/2019/0764. The difference between the extant development and that currently proposed is in the length of the proposed structure which to increase from 10.1m to 11.7m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0764 Erection of residential annex
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 17.09.2020
Neighbour consultation period ends:
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

The Parish Council resolved to reject this planning application on the basis of inappropriate development in the green belt, there were no special circumstances exhibited.

Environmental Health

None.

Staffordshire County Council Highways

None.

Severn Trent Water

As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

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 or 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 NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with policy SS1 of the Staffordshire Moorlands Local Plan the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, amongst other things:

- A healthy, safe, attractive, active, well-designed and well-maintained environment; and
- Development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual town and villages and their setting.

In accordance with paragraph 144 of the National Planning Policy Framework (NPPF) inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 145 follows to confirm that the construction of new buildings in the Green Belt should be regarded as inappropriate, unless it meets one of a number of cited exceptions outlined at paragraphs 145 and 146. Included in the list of exceptions is c) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

The principle of the development proposed has already been considered and accepted by virtue of planning reference SMD/2019/0764.

Green Belt

This application seeks to demolish a cluster of domestic outbuildings, namely a workshop, double garage and greenhouse. It is proposed to replace these structures with a one bedroom annex that is to be serviced from the main dwellinghouse. Accommodation within the annex is to include an open plan kitchen and living space, 1 no. double bedroom and a bathroom. With the exception of an additional 1.7m to the length of the proposed building, the development is commensurate with that previously approved. The key point for consideration therefore is whether the additional massing to the proposed building would constitute inappropriate development in the Green Belt.

In the assessment of SMD/2019/0764 the LPA omitted the scale and volume of the existing greenhouse from their calculations due to it being a lightweight structure. The agent had contended this point on the grounds that paragraph 145d) does not differentiate between a ‘type’ of building and instead refers only to a ‘building’. The agent points to Section 336 of the Town and Country Planning Act 1990 (As Amended) which defines a building as including “any structure or erection”.

The greenhouse is permanent in nature and should therefore be considered a ‘building’ for the purposes of this assessment. Though the impact of a greenhouse on openness is less by its very nature, exception (d) permits the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces. The NPPF does not define what is meant by ‘materially larger’, however case law has established that it is a judgement based on an assessment of floorspace, footprint, volume, scale, massing and design. It is not an assessment

based purely on a comparison of size. In this instance I do not agree that the replacement of a glazed lightweight structure with a solid building of greater visual presence would not be materially larger. However, the removal of the greenhouse and consolidation of the built form of the cluster of development would be of benefit in terms of openness.

Focusing on the garage and workshop the proposed development would result in a floorspace increase of 6.7% and increase in volume of 40%. If we applied the greenhouse to these calculations the replacement building would be 9% lesser in footprint and 25.7% greater in volume.

Taking account of these calculations it is my view that the proposed annex accords with NPPF paragraph 145(d).

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance. Similarly, paragraph 127 of the National Planning Policy Framework requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

In accordance with the Council's Design SPD, the council expects the architectural style of new development to be guided through an assessment and understanding of the character and context of the area. Design solutions should respond to the local tradition but without slavishly copying it. A new building should respect the scale of those around it and building materials should either match or complement those of the area.

The proposed development comprises of a single storey brick and tile built building that is to serve as a one bedroom annex, which is to be used in association with the main dwellinghouse. The annex has been appropriately designed to reflect the scale and proportions of a domestic outbuilding and respects the dominance of the main dwellinghouse. External building materials are to match those of Darleyshire Farm and are considered to be acceptable.

Amenity

Core Strategy policy DC1 and paragraph 127f) of the National Planning Policy Framework seek to secure development that protects the amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Sufficient distance exists between the development and the nearest residential property to not raise undue concern.

Highway Safety

Policy DC1 and T1 seek to achieve parking and access appropriate to the development it serves. There is sufficient off-street parking and turning provision within the site to serve the additional parking requirements arising from the annex. The development would result in the loss of an existing double garage. However the main dwellinghouse benefits from an additional garage which is positioned to the north. The Highway Authority raise no objection to the development and as such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan and National Planning Policy Framework. As such a recommendation of approval is provided.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 28.09.2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council