DELEGATED DECISION REPORT

SMD/2020/0422 **Valid 03/08/2020**	**COMMONSIDE NURSERY** **COMMONSIDE LANE** **CHEADLE**	**PROPOSED EXTERNAL FINISHINGS TO DWELLING** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt,
- Design, character and appearance

DESCRIPTION OF SITE

The application site is forms part of a sporadic ribbon of development to the north of Commonside Lane, within the Green Belt. Commonside Lane is an unmade track which leads to west off Draycott Cross Road. The application site comprises of a split level dwellinghouse which has benefited from a series of extensions and alterations over time. The site has a sylvan character and due to the topography of the area the dwellinghouse sits below the level of the access track.

PROPOSAL

Approval is sought to construct a brick and render skin to the dwellinghouse.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas 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/1997/0181	Siting of caravan (temporary) Approved
SMD/1981/0362	Extension to lounge and formation of bathroom Approved

SMD2001/0935	Extensions to ground and first floor with alterations to roof including dormer window Approved
SMD/2002/1254	Porch, lounge extension and first floor dormer (resubmission) Approved
SMD/2004/1449	Erection of stables and kennels building Approved
SMD/2005/0835	Rear dormer window Approved
SMD/2010/0135	Two storey rear extension Approved
SMD/2012/0896	Single storey utility room extension to side of existing dwellinghouse Approved
SMD2016/0073	Demolition of detached garage and construction of new detached garage Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 25.09.2020
Neighbour consultation period ends:
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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 states that 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.

Green Belt

In accordance with local and national planning policy new development in the Green belt should be regarded as inappropriate development, unless it meets one of a number of exceptions outlined at NPPF paragraph's 145 and 146; or if very special circumstances can be demonstrated. The proposed development involves constructing a brick skin to the existing dwellinghouse and a proportion of render. These works would constitute an engineering operation which meets exception 146b). This is only applicable where the development would preserve the openness of the Green Belt and would not conflict with the purposes of including land within it, as outlined at NPPF paragraph 134. Due to the nature of the development proposed it is considered that the works would preserve the openness of the Green Belt and would not conflict with the fundamental purposes of the Green Belt in which to keep land permanently open. As such this application is considered to accord with Chapter 13 of the NPPF.

Design

Policy DC1 expects all new development to be well designed to respect the site and its surroundings and to reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design SPD.

The existing dwellinghouse has a varied material palette comprising of brick, block and pebbledash render. The proposed development would serve to consolidate the material palette to include brickwork to match the existing with a rendered finish to a rear two storey extension and north-west elevation. The applicant has verbally confirmed that the render is to be off-white in colour. The development would not appear incongruous within the site context and is considered to accord with policy DC1.

Amenity

The dwellinghouse is positioned sufficient distance from neighbouring residential properties to not cause significant harm to amenity.

CONCLUSION / PLANNING BALANCE

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

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