DELEGATED DECISION REPORT

SMD/2020/0595 **Valid 27/10/2020**	**1 CRESSWELL OLD LANE, CRESSWELL, STAFFORDSHIRE, ST11 9RF**	**VARIATION OF CONDITION 4 IN RELATION TO SMD/2019/0369** **(FULL - MINOR)**

MAIN ISSUES

Whether it is acceptable to vary/remove the attached condition.

DESCRIPTION OF SITE

The application site comprises a detached stable building situated to the west of an existing dwelling, No. 1 Cresswell Old Road, which is located on the north side of the highway. There are no other neighbouring properties within close proximity. The A50 is located approx. 70 metres to the north. The application site is located in the North Staffordshire Green Belt.

PROPOSAL

Full planning permission is sought for the variation of Condition 4 attached to planning approval SMD/2019/0369 that required the windows and doors to be fabricated in timber.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
DC1 Design Considerations

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0650 Change of use from existing stable/kennel building to form 1no. new dwelling
Withdrawn 12/02/2019

SMD/2019/0369	Proposed conversion of existing two storey barn structure to create 1no. residential dwelling over two storeys Approved 28/08/2019
DOC/2020/0086	Discharge of Conditions 3, 5, 6, 7, 9 attached to application SMD/2019/0369 Conditions 3, 5 and 9 have been discharged.

CONSULTATIONS

Publicity

Site Notice expiry date: 18/12/2020
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Draycott in the Moors Parish Council has no objection to the change proposed.

Conservation Officer: I don't propose to comment on this application as it is a modern stable block and there are no heritage implications. I note, however, that the scheme does not accord with our guidance on converting rural building and its agricultural character is lost.

OFFICER COMMENTS

Principle of the Development

Condition 4 of application SMD/2019/0369 states:

> Prior to the installation of any windows or doors, details of the design and materials of all proposed new windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The windows and doors to be used in the development hereby permitted shall be timber. Development shall be carried out in accordance with the approved details.

The reason given was *'to ensure that the external appearance of the development is satisfactory'*.

It is proposed to vary Condition 4 to allow the use of double glazed, UPVC units in Irish Oak to match the adjacent dwellinghouse. Whether this is acceptable will depend on how the existing building and the surrounding area will be affected by the proposed change in materials.

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.

Paragraph 127 of the NPPF (2019) 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.

The Council's Design SPD outlines the Council's expectations in respect of design and states that *'alterations need to be undertaken with care. Insensitive changes can easily spoil a building…The aim is to revitalise the building without altering its fundamental character'*.

The existing building is not listed, curtilage listed nor is it located within a Conservation Area. The Conservation officer concluded that the building is modern and of no heritage value. The adjacent dwellinghouse, No. 1 Cresswell Old Lane, has UPVC windows and doors. Since the conversion of rural buildings guidance was published, the manufacturing of double glazed UPVC units has progressed and even certain heritage versions are now considered acceptable by the Council for use in Conservation Areas.

It is for these reasons that the use of uPVC windows and doors in the building to be converted is considered to be acceptable in principle. However, no details of the proposed windows and doors have been included with the application. The Condition should therefore be varied to require manufacturing details and specifications to be submitted of the proposed windows and doors, to ensure that the units chosen are acceptable to the character and appearance of the existing rural building. Subject to the imposition of such a condition, the proposed change from timber doors and windows to double glazed UPVC units is considered to comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, Condition 4 attached to planning approval SMD/2019/0369 should be varied to allow the windows and doors to be double glazed UPVC, but to require manufacturing details and specifications of the windows and doors to be submitted for approval. The variation of Condition 4 will comply with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval.

As Conditions 3, 5 and 9 have been discharged under application DOC/2020/0086, the wording of these Conditions should be amended to reflect the approved details. All other Conditions should be re-attached.

OFFICER RECOMMENDATION: **APPROVE subject to Conditions**

Case Officer: Ailsa Berry
Recommendation Date: 21/12/2020

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council