

## DELEGATED DECISION REPORT

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**SMD/2021/0317**  
**Valid 18/05/2021**

**LYMFORD FARM**  
**TUNSTALL ROAD**  
**BOSLEY**

**GARAGE CONVERSION TO**  
**UTILITY/GYM SPACE AND**  
**PORCH ATTACHED TO FRONT**  
**ELEVATION**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

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

### DESCRIPTION OF SITE

The site is in the countryside to the west of Bosley and comprises a former farm next to Tunstall Road, a country lane to the west. There is a traditional stone farmhouse close to the road and to the east, farm buildings with approvals for conversion. The farm is surrounded by open land and is in the Green Belt. The land slopes downwards to the north.

### PROPOSAL

This is a full householder planning application for works to the single-storey garage offshoot attached to the east elevation of the farmhouse. These include the conversion of the garage into a gym, utility room and WC. The only external alteration to this part of the garage block would be the replacement of the garage doors with bi-fold doors. The current utility room, adjacent to the garage would be converted into an entrance hall with boot room. A front door would be formed in the north elevation (replacing the existing utility room window) leading to the proposed entrance hall and in front of this, a canopy porch would be built. It appears from the drawings that the current front door into the dwelling, which is on the west elevation, would be retained.

An amended site plan was received which shows the use of part of the yard area to the front of the building for use as a parking and turning area for three cars, intended to replace the garage as a parking area for the farmhouse. An amended location plan was also received to show the parking area included within the red line application site.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

**Local Plan (Adopted September 2020)**

SS10 Other Rural Areas Strategy

## DC1 Design Considerations

### **National Planning Policy Framework – Revised July 2021**

Sections 12 (Design) and 13 (Green Belts).

### **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

00/00749: Extension to form garage and utility room. Approved.

SMD/2017/0040: Conversion of barn into dwelling. Approved.

SM/2018/0377: Conversion of barn into dwelling. Approved. This is a different barn to the one approved above.

### **CONSULTATIONS**

#### **Publicity**

Site Notice expiry date: 16.7.21

Neighbour consultation period ends: 16.7.21

Press Advert: N/A

#### **Public Comments**

None.

#### **Town / Parish Comments**

No objection.

#### **Severn Trent Water**

No objection.

### **OFFICER COMMENTS**

Policy SS10, the strategy for the countryside, required strict control over inappropriate development in the Green Belt. The NPPF in paras 149 and 150 sets out the forms of development which are not deemed to be inappropriate and therefore not deemed to be harmful to the openness of the Green Belt. This includes the conversion of buildings and also extensions where this not lead to a disproportionate enlargement in relation to the original building.

The conversion works would lead to additional floorspace in connection with the dwelling, replacing a domestic garage also connected to the residential use of the dwelling and this therefore does not have any impact on the openness of the Green Belt. The “extension” in this case, is the addition of a porch. This is a very small and

low key addition and would not lead to a disproportionate enlargement of the original farmhouse. The proposal therefore would not be deemed to be inappropriate development in the Green Belt and the openness of the Green Belt would not be harmed.

The external works, including replacement of garage doors with bi-folds and addition of porch would not harm the appearance of the dwelling as they are located on a modern extension to the farmhouse and not on the traditional farmhouse itself. The porch is in keeping with the farmhouse in terms of its scale, form and design.

The residential amenities of the area would not be harmed. Two adjacent barns have approvals for conversions into dwellings but the proposed bi-folds and porch would not lead to any overlooking into any of the approved barn conversion windows.

With regard to parking, three new parking spaces would be accommodated on part of the yard area and are sufficient in size along with the turning area. This is within the curtilage of the farmhouse and are not part of the barn conversion curtilages which have separate approved parking and turning areas which would not be affected by the proposed parking area for the farmhouse.

#### **CONCLUSION / PLANNING BALANCE**

The proposal would not affect the openness of the Green Belt and would also not harm the visual and residential amenities of the area. It would therefore comply with the Local Plan and the government planning guidance contained in the NPPF.

**OFFICER RECOMMENDATION :    APPROVE**

**Case Officer: Chris Johnston**  
**Recommendation Date: 28.7.21**

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**