DELEGATED DECISION REPORT

SMD/2020/0050 **Valid 31/01/2020**	**CAVERSWALL PARK FARM** **CAVERSWALL LANE** **CAVERSWALL**	**VARIATION OF CONDITION 5 RELATING TO SMD/2016/0540** **(FULL - MINOR)**

MAIN ISSUES

- Design

DESCRIPTION OF SITE
This application relates to a site that is positioned on the south eastern side of Caverswall Lane and comprises a cluster of buildings that historically formed part of the Caverswall Farm Park Farmstead which is shown on historic maps dating back to 1877. In recent years the site has undergone a programme of restoration and now comprises a mix of residential units and office units; and a DIY livery yard. This application relates solely to barns and stables located to the north eastern side of the site.

The site is flat in nature and is bound by open agricultural land to all sides. The area of the site to which this application relates comprises 2no. single storey timber stable blocks and a two storey barn that have been arranged to form a central courtyard/service area.

The application site does not fall within a defined town or village boundary and is blanketed by the Staffordshire Green Belt.

PROPOSAL
Planning permission was granted for the dwelling, under reference SMD/2016/0540 -

This application proposes the variation of Condition 5 of the previously approved planning permission SMD/2016/0540 to change the window materials to be used on Unit 5, 6 and 7 from all timber to partial use of grey (RAL 7012) aluminium windows. Revised plans were submitted.

The amendments include:

- All windows to unit 7 and extension to unit 5 to be grey aluminium framed
- Large format window to the rear of unit 5 and bi-fold doors and screens to the gable end of unit 6 to be in grey aluminium framed to achieve the fenestration and appearance indicated on the approved drawings and images.

To note, all other windows and doors within the existing barn elevations to be timber framed, matching the appearance of those installed as part of Phase I (converted barn units 1-4)

The National Planning Practice Guidance (NPPG) published in 2014 (and subsequently updated) states that in relation to variations of conditions authorities have the discretion to decide which statutory consultees should be consulted and advises that a proportionate approach should be adopted when consulting third parties.

In relation to issuing decisions it is advised that an approval would, in effect, be a new permission and that a new decision notice, including all relevant conditions should be issued, although the time limit to commence development should not be extended.

The pre-commencement conditions under the previous application have been discharged.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

DC1 – Design Considerations

National Planning Policy Framework
Section 12: Achieving well-designed places

SITE HISTORY

SMD/1997/0872	Change of use of outbuildings to self-catering accommodation Approved, 10.11.1998
SMD/2002/0286	Erection and extension of stable block Approved, 07.07.2002
SMD/2002/0414	Conversion of outbuildings into dwelling Approved, 01.07.2002
SMD/2003/1126	Conversion of barns to offices Approved, 21.1.2004
SMD/2010/1012	Change of use of existing stables to offices Approved, 12.11.2010
DET/2016/0003	Prior approval for change of use to offices to provide 4no. dwellings Prior approval received, 16.03.2016
DET/2016/0022	Prior approval for change of use to offices to provide 1 no. dwelling
SMD/2016/0540	Proposed residential development comprising 2.no 3 bedroom dwellings and extension of an existing barn to form a 5 bedroom dwelling. Approved, 21/02/20

DOC/2017/0057	Discharge of Conditions 2,4,8 & 9 to planning permission SMD/2016/0540. Approved 28/11/17
NMA/2020/0003	Non material amendment to SMD/2016/0540 to add a single patio door set to the lounge of Unit 5, which is the extended unit. Approved 20/02/2020

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 21/02/20
Press Advert: N/A

Public Comments	No representation received
Caverswall Parish Comments	Objection. The change of material from the wood to aluminium is not acceptable. The original approved application stated wood would be used throughout the buildings both front and rear and therefore to change to aluminium on one side would be out of keeping. All windows and doors must be of wood construction.
Severn Trent Water Ltd	No comments

OFFICER COMMENTS

The only issue to consider in relation to this application is whether the mix of timber and aluminium windows within the site proposed under variation of the condition 5 is acceptable. All other matters were considered at the time of the determination of the original application.

The proposed amendments relate to design and appearance.

Design 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.

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.

Although the proposed changes will disrupt the cohesion between the proposed dwellings on site via its mix of fenestrations, it is considered that the introduction of aluminium will be to the extensions and new additions to the site. Unit 1-4 located to

the north of the site and involves the conversion of the buildings will have timber fenestrations which is in keeping with the character of the original buildings.

It is also considered that the use of colour, grey, is an appropriate colour that will distinguish the new elements from the old in a sympathetic way that would also create an active frontage. A condition remains for materials, to ensure they are of an acceptable appearance. Condition 7 (of the previously approved application SMD/2016/0540) removed permitted development rights A - H and/or Part 2 Class(es) A-C which will remain on this permission. The proposal therefore accords with policy DC1 of the Local Plan.

CONCLUSION
It is considered that the proposed alterations are acceptable, are of an appropriate design and appearance and will not have a detrimental impact on the visual amenity of the area. It is therefore considered that the variation of condition is acceptable. Accordingly, it is considered that the application is in accordance with the National Planning Policy Framework, and the Local Plan.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li
Recommendation Date: 24/08/21

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council