

DELEGATED DECISION REPORT

SMD/2021/0389
Valid 14/06/2021

DRAYCOTT GRANGE
CHEADLE ROAD
DRAYCOTT IN THE MOORS

PROPOSED CONVERSION OF
THE EXISTING COACH HOUSE
INTO A GRANNY ANNEXE FOR
THE MAIN DWELLING

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Parking
- Coal
- Drainage

DESCRIPTION OF SITE

The application site is Draycott Grange, Cheadle Road, Draycott in the Moors, a large and previously extended, detached dwelling sat within substantial grounds and benefitting from large areas of external amenity space and off-road parking. The building the subject of this application is a good sized, detached, white rendered outbuilding sat in very close proximity to the northern boundary.

For the purposes of planning policy consideration, the application site is located within the Green Belt and a Coal development low-risk area. None of the buildings on the site are listed, there are no protected trees and the site does not form part of any Conservation Area.

PROPOSAL

Conversion of the outbuilding to form residential accommodation to be annexed to the main dwelling. The conversion would see the replacement of double doors with glazing and the addition of rooflights. Internally the annex accommodation would provide an open-plan kitchen/lounge/dining room, bedroom with ensuite and store room area on the ground floor and a bedroom and bathroom within the roof space.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS10	Other Rural Areas Strategy
DC1	Design Considerations
DC2	The Historic Environment
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2: Achieving sustainable development
- 12: Achieving well-designed places
- 13: Protecting Green Belt land
- 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- | | |
|---------------|--|
| SMD/2015/0102 | Part demolition of existing house, erection of a two-storey side and rear extension and alterations to elevations. Approved. |
| 07/00909/FUL | Change of use of outbuilding to living accommodation. Refused. |

CONSULTATIONS

Publicity

Site Notice. Expired

Public Comments: No representations received within the statutory consultation period.

Draycott Parish Council: No representations received within the statutory consultation period.

Severn Trent Water: No objections and no drainage conditions are required.

Conservation (SMDC): Initial comments were that 'The proposal should be adapted to retain the form and character of the large openings to the south elevation, and work with the building's detailing.' Amended plans have been received and are now acceptable.

Trees (SMDC): No representations received.

OFFICER COMMENTS

Principle of Development

The application site is within the Green Belt. NPPF policy allows for 'the re-use of buildings provided that the buildings are of permanent and substantial construction,' and 'provided they preserve its openness and do not conflict with the purposes of including land within it.'

Local Plan policy SS10 allows for the conversion of an existing rural building. Policy H1 lends support for 'The conversion of rural buildings for residential use where the building is suitable

and worthy in physical, architectural and character terms for conversion; or where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.'

It is noted that a previous application (reference 07/00909/FUL) was refused for the change of use of an outbuilding to living accommodation. The 07 referenced application was made in relation to the building the subject of the current application. A history search shows that the refused scheme was different to this application in that it was proposing a separate and self-contained dwelling within its own 'red edge' curtilage and that there were numerous design differences. The current application is for annex accommodation.

Design and visual impact

The building the subject of this application is a detached, pitched roof and white rendered outbuilding which is positioned to the north of the house. The building has 3 sets of double, side hung doors and a further 2 doors of pedestrian proportions. The submitted 'as existing plans' show the internal space as being separated into three areas at ground floor level, a 'carriages store' which has the proportions of a double garage, tack room and two stables. Within the roof space there is a further room. The plans do not show any internal staircase and externally there is an opening which looks as though it may have been a pitching hole serving a hay loft. Neither the house or the outbuilding are listed, nor do they sit within any Conservation Area, however the outbuilding is old and does have character.

The plans have been amended since the initial submission in order to retain the proportions of the large 'double door' openings. The scheme initially proposed that the lower sections of the double doors would be infilled by a dwarf wall, this would have resulted in some harm to the character of the building by reducing the size of the openings. Design guidance requires that conversions maximise the use of existing window openings; the revised scheme does this.

The plans state that any tiles which need to be replaced will match those of the existing building and any render which is to be repaired will also match the existing. Whilst there is no mention of the window materials on the plans, the application form states that the new ones would be upvc and that whilst timber doors would be used to serve the 'store' area, upvc would be used elsewhere. There is significant concern about the use of upvc windows and doors within this building. The building is historic and currently has timber windows and doors, this material should be replicated where possible and so it is essential that a joinery condition is imposed in order to retain character. The drawings are intended to show fully glazed areas within the former double door openings, a condition is needed to ensure that this remains the case and that no alterations are made to the sizes of any existing windows.

There are no concerns in respect of visual impact beyond the application site. Whilst some parts of the building may be seen from the roadside, the majority of the structure is hidden by boundary walls, fences and vegetation.

Parking

No issues in terms of parking provision. The site is large enough to accommodate vehicles connected to the main house and the proposed conversion accommodation.

Coal

Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is considered reasonable to consider the surrounding area and any coal mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. The Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is

not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

Drainage

Severn Trent Water confirm state that '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.'

CONCLUSION / PLANNING BALANCE

The proposal is not considered to be 'inappropriate development' within the Green Belt. National and Local Policies support conversions and in this instance the building is considered to be worthy of retention in physical, architectural and character terms. The development will not have any Green Belt openness harm, the building is stood within an existing curtilage, already has vehicular access, surrounding hardstanding and no extensions are proposed. A condition to tie the building to the main house (to ensure it remains as an annex) is required as a new dwelling would not be appropriate here due to amenity reasons including relationship with the existing house and private amenity space for future occupants.

That for the reasons outlined above, the application is approved subject to conditions and informative notes.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 30/9/2021.

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council