

DELEGATED DECISION REPORT

SMD/2021/0659
Valid 13/10/2021

IVY HOUSE FARM
TOMPKIN ROAD
STANLEY

DEMOLITION OF EXISTING
AGRICULTURAL
OUTBUILDING AND
ERECTION OF 1NO.
DETACHED DWELLING

(FULL - MINOR)

MAIN ISSUES

- Whether the proposal comprises an exception to inappropriate development in the Green Belt.
- Impact on the character and appearance of the surrounding area, including the countryside and the Conservation Area.
- Impact on neighbouring amenity.
- Impact on highway safety.
- Impact on protected species.

DESCRIPTION OF SITE

The application site comprises a detached, single storey agricultural building that is constructed of concrete blocks to the walls with a tiled pitched roof. The building is of no architectural merit. The existing building is located to the rear of the dwellinghouse known as Ivy House Farm, within the former farm yard of the property. A large L-shaped stable/agricultural building is located to the south, an open-fronted agricultural building is located to the west, whilst residential properties are located to the west, north and east.

The northern part of the application site comprising the detached building is located within the village of Stanley and within the Stanley Conservation Area. Stanley is defined as a 'smaller village' by the Local Plan (2020). The southern part of the site, comprising part of the existing farm yard, is located within the North Staffordshire Green Belt and the Open Countryside.

PROPOSAL

Full planning permission is sought for the demolition of the existing single storey detached outbuilding and the erection of a replacement dwellinghouse.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS9 Smaller Villages Area Strategy
SS10 Other Rural Areas Strategy
DC1 Design Considerations
DC2 The Historic Environment
T1 Development and Sustainable Transport
NE1 Biodiversity & Geological Resources
H1 New Housing Development

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12, 13, 15, 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DOC/2021/0096	Discharge of conditions attached to application SMD/2021/0408 Partially Discharged
SMD/2021/0408	Demolition of existing agricultural outbuilding and erection of 1no. detached dwelling Approved 25/08/2021
SMD/2020/0518	Conversion and alteration of former agricultural building to form a single dwellinghouse Approved 23/11/2020

CONSULTATIONS

Publicity

Site Notice expiry date: 16/11/2021
Neighbour consultation period ends: 04/11/2021
Press Advert: 17/11/2021

Public Comments: None

Town / Parish Comments: None

Severn Trent Water: No objection to the proposals and do not require a drainage condition to be applied.

Staffs Wildlife Trust: We will not be supplying further comments as our comments on previous applications SMD/2021/0408 and DOC/2021/0096 apply.

AES Waste: No issues regarding waste collections.

Environmental Health: No objection subject to conditions.

SCC Highways: No objection on highways grounds subject to a condition requiring the parking and turning areas as shown on the submitted drawing to be provided prior to the occupation of the dwellinghouse and retained thereafter.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2021) 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 (2021) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2021).

Planning permission was granted in August 2021 for the same development as is proposed by this application under application SMD/2021/0408. The permission is extant and a Discharge of Condition application has been received which, to date, has been partially discharged.

This application has been submitted to amend the design of the proposed dwellinghouse to include a large glazed feature window above the front door on the southern (front) elevation. All other elements of the scheme are identical to that which was previously approved under application SMD/2021/0408. The information that has been submitted to discharge the previous conditions has also been included with this application.

It has recently been concluded that the principle of the proposed development is policy compliant therefore it is not necessary to re-visit this aspect of the development. It is also not necessary to re-assess the application in terms of Green Belt, highways or ecology, as these elements of the scheme are not affected by the proposed alteration. It is therefore only necessary to assess the proposed amendment in design, heritage and amenity terms.

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 130 of the NPPF (2021) 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 Guide SPD outlines the Council's expectations in respect of design.

It is proposed to alter the front door of the proposed new build dwellinghouse. Planning approval SMD/2021/0408 showed a vertical timber boarded door with a large glazed window to either side. It is intended to retain this but also include a large glazed window above (a revised drawing omitted a glazed apex). The alteration will result in a contemporary glazed feature not dissimilar to a large glazed cart opening in a converted barn. The proposed dwellinghouse comprises a new build, rather than a barn conversion and the proposed window alteration is not considered to be out of character with the scheme's overall design.

The opening will be positioned in the southern elevation of the building and therefore it will not be visible from the street scene to the north. It will be partially visible from the Public Right of Way (PRoW) that traverses the fields to the south, however it will be partially screened by the existing stables, viewed against the backdrop of the existing buildings/lighting and any views will be from quite a distance.

It is for these reasons that the proposed amendment is considered acceptable in respect of the design of the proposed dwellinghouse, the street scene and the surrounding landscape. It will therefore comply with policy DC1 of the Local Plan (2020), the Design Guide SPD and the NPPF (2021) in respect of design.

Heritage

The proposed dwellinghouse will be located within the Stanley Conservation Area. Policy DC2 of the Local Plan seeks to safeguard, and where possible, enhance the historic environment, resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages.

Paragraph 199 of the NPPF (2021) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 of the NPPF (2021) states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

No harm was identified to the Conservation Area by the approval of the previous application SMD/2021/0408. The proposed amendment to the approved scheme will

be to the southern elevation of the proposed building and therefore it will not be visible from public vantage points within the Conservation Area. No harm is considered to be caused to the Conservation Area from the proposed amendment.

As no harm has been identified to the Conservation Area, it is not necessary to weigh the development against the public benefits of the proposal. The development is therefore considered to comply with policy DC2 of the Local Plan (2020) and chapter 16 of the NPPF (2021) in respect of heritage assets and policy DC1 of the Local Plan (2020), the Design Guide SPD and the NPPF (2021) in respect of design.

Amenity

Policy DC1 and paragraph 130(f) of the NPPF (2021) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposed amendment is to the southern elevation of the proposed dwellinghouse. The proposed window will directly face towards the existing stables and the fields beyond. No dwellinghouses will be affected by the proposed amendment, in compliance with policy DC1 of the Local Plan (2020) and the NPPF (2021) in respect of amenity.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 31/01/2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council