

DELEGATED DECISION REPORT

SMD/2021/0493
Valid 03/08/2021

CHURCH STILE COTTAGE
CHURCH LANE
HORTON

REPLACEMENT OF LEAN-TO
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact to the Conservation area
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

Church Stile Cottage is a detached property within the Conservation Area of Horton. The property features a lean-to side extension which sits parallel with a public footpath that also runs alongside the perimeter of St Michael's Church.

PROPOSAL

The applicant seeks planning permission for a lean-to extension that will square off the additional space that the site currently offers following the removal of the oil tank. It will serve a small study, utility and garden room.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 Settlement Hierarchy

DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

Section 13: Protecting Green Belt land

SITE HISTORY

98/00859/OLD	SINGLE STOREY EXTENSION	Approved. 8/12/98
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CONSULTATIONS

Publicity

Site Notice expiry date: 21/09/21

Neighbour consultation period ends:25/08/21

Public Comments

None

Peak and Northern Foothpaths Society

No objection subject to the PROW is not affected

Severn Trent Waters

No objection

Conservation Officer

No objection subject to the door and window of the proposed extension are separate elements and, the wall of the extension sits within the existing footpath rather than extend out to it.

OFFICER COMMENTS**Impact to the Green Belt**

The proposed development is located within the curtilage of the residential dwelling. It is also situated outside of the development boundary within designated Green Belt land. Under Section 13 of the NPPF paragraph 145 criterion c, it states that all development is considered inappropriate within the Green Belt unless it falls within certain appropriate exceptions such as the extensions and alterations of a building are acceptable provided that it does not result in disproportionate additions over and above the size of the original building.

Policy SS2 of the Local Plan states that the location and scale of development must comply with the settlement hierarchy to ensure that the most sustainable locations are considered ahead of those further down the hierarchy and states that new development in Green Belt locations as noted under 'Other Rural Areas' will be resisted, unless if permitted by national policy on Green Belts.

The property has previously extended via a side/ rear lean-to extension. The small extension will tie into the existing extension and will be marginal in scale. It will utilise the space that is gained following the removal of the oil tank. Overall, the additional space created is warranted as disproportionate over and above the size of the original building. As such the principle of development is considered to be acceptable under Section 13 of the NPPF.

Impact to the character and appearance

Policy DC1 of the adopted Local Plan states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

The Conservation officer has made comments about the scheme and has noted that she does not have any issues with the extension in principle however, has advised minor changes to the design in order to tie in the extension to the character and appearance of this stone-built cottage. This includes the door and window to be separate (not linked) and to ensure the extension does not project over the footpath.

Following the comments, the applicant has amended the scheme. The applicant replaced the window and door for a patio door and ensured the extension will sit within the wall of the footpath. The revised scheme later submitted is considered to be an improvement that seeks to utilise the space from within the curtilage in a sympathetic way.

Furthermore, the removal of the oil tank is welcomed as it currently tarnishes the views when seen from the footpath that adjoins onto a listed building.

The proposal accord with the relevant part of policy DC1.

Impact to Neighbouring Amenity

Policy DC1 of the adopted core strategy requires new development should be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

The extensions will be located to the western elevation of the dwelling that sits adjacent a footpath. The footpath sits higher up than the ground level of the dwelling and is well screened from the main road. Given the position of the where the extension will sit in relation to the footpath, the extension will not affect any neighbours within the immediate vicinity. Based on the above, it is considered that the application satisfies policy DC1 of the local plan.

Impact on parking and highway safety

Policy T1 states that planning permission will only be granted for development which incorporates satisfactory parking facilities.

The proposal will not create additional bedroom. Therefore, the current parking arrangements will not be affected. It will comply with Policy T1 in the Local Plan.

Impact to public right of way

The Public Right of Way officer has been consulted. No objection were raised subject to the footpath is not affected by the proposed development.

CONCLUSION

The proposal would be appropriate within the Green Belt and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approval subject to conditions and informatives

Case Officer: Lisa Li

Recommendation Date: 30/03/2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

