

DELEGATED DECISION REPORT

SMD/2022/0313
Valid 18/07/2022

**NEWFOLD FARM SYTCH
ROAD
BROWN EDGE**

**DEMOLITION OF EXISTING
YARD SHEDS AND ERECTION
OF ONE SINGLE STOREY
DWELLING.**

(FULL - MINOR)

MAIN ISSUES

- Whether or not the proposal would amount to inappropriate development in the Green Belt.
- The impact on the character and appearance of the area.
- The impact on residential amenity.
- The impact on the nearby highway network.
- The impact on the stability of land due to historical coal mining in the area.

DESCRIPTION OF SITE

The site is in the Green Belt and comprises a single-storey flat-roofed storage building forming part of a farm, Newfold Farm, on the edge of the village and which lies to the west of Sytch Road. This was formerly a farm storage building but has been used for builders storage for a long time (allegedly since 1997). The building comprises a concrete and metal sheeting construction for the central part which has a height of 4.0 metres and there are two side wings with a timber frame and metal sheeting construction with heights of 3.2 and 3.1 metres. The development boundary of Brown Edge runs along the road to the east and there are nearby houses to the other side of the road and to the south of the farm. The storage building lies to the north-west of the farmhouse. The main access to the site is immediately to the north of the farmhouse and is the main access to the farm. The remainder of the site (to the south of the storage building) is hardstanding which allows vehicles to park and access the building which has garage doors. The open land connected to the farm lies to the north and west of the farm building complex.

The site is also within a High Risk historical coal mining area.

PROPOSAL

This is a full planning application for a single-storey contemporary dwelling finished with stone, white render and for the roof, slates or similar materials. Slates would also be used for the surrounds of the box windows as a feature materials. There are two well defined components with the dwelling which are linked by a short glass link structure of lesser height than either of the two main parts of the building. The main part of the dwelling in the north part of the site would have a max height of 4.7 metres while the smaller part in the south would have a height of 4.35 metres. The

proposed access would be the same as that recently approved in 2021 and uses the same entrance as existing and largely uses the existing driveway to the storage units. It leads to a proposed parking area for three cars with turning area. There would be long and narrow patio's along the north and west elevations. A Planning Statement submitted with the application explains the proposal:

The application seeks planning permission for a purpose-built residential dwelling to accommodate the needs of a family with a severely disabled child. Upon the advice of various medical experts. The accommodation required comprises three elements:

- 1) Family accommodation*
- 2) Living accommodation for a live-in carer*
- 3) Specialist accommodation for the disabled child*

The main family accommodation would be located in the northern section of the dwelling and would comprise of three bedrooms, three bathrooms, kitchen/dining room, living room, playroom, study and utility room. The southern section of the dwelling would largely comprise of accommodation to meet the needs of the applicant's disabled child. This section of the dwelling would comprise of the child's bedroom, en-suite specialist bathroom, a carers bedroom, carers bathroom, carers lounge, and a therapy / sensory / quiet room. A double garage is also proposed attached to this part of the dwelling. The northern and southern sections of the dwelling would be joined by glass link.

The Planning Statement also provides the more specific reasons for the chosen design and layout of the dwelling based on the child's particular disability.

The application is also accompanied by an Environmental Site Assessment and Coal Mining Report (assessing ground stability).

There have been previous approvals given for residential development on this site, the most recent being in September 2019. This permission is no longer extant, having expired in September 2022. This was for two detached 3-bedroom bungalows with max heights of 4.7 metres and finished with brick instead of stone. The red line site remained the same for the main part of the site as this new application with only the access red line changed to reflect an alternative access approved in 2021. Previously, both the dwellings (which were smaller than this new dwelling put forward) and their back gardens occupied the footprint of the storage building on site (which would be removed). The new dwelling together with the patio areas (there is no lawn garden areas unlike the previous scheme) are contained within the red line. It would have the same max height as the previous scheme but a different style of contemporary design.

The new scheme is itself a revision of the drawings originally put forward under this new application and is shown on plans amended on 29.9.22 and 7.10.22. The original scheme with this new application had a larger, more "C" shaped footprint due to the additional of an integral garage at the south-east end. Other than that the layout and footprint dimensions remain largely the same but the original scheme had less height due to the lower roof pitched which accommodated zinc materials rather than slates/tiles. The render areas shown on the amended plans were to be timber

panelling on the original drawings but elsewhere the same primary stone materials and overall design approach remains the same.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted Sep 2020)

SS1 Development Principles
DC1 Design Considerations
T1 Development and Sustainable Transport
SS10 – Other Rural Areas Area Strategy
H1 – Housing
DC3 – Landscape and Setting

National Planning Policy Framework (July 2021)

Sections 5 (Housing), 12 (Design) and 13 (Green Belts).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0750: Formation of revised vehicular access to serve dwellings approved under SMD/2019/0382. Approved.

SMD/2020/0095 – Proposed demolition of existing building yard sheds and the erection of 2 no. residential properties – Refused – Appeal Dismissed. The Council considered the scale and height of the dwellings (larger than that previously approved) to result in harm to the openness of the Green Belt.

SMD/2019/0382 – Proposed demolition of existing building yard sheds and the erection of 2 No. single storey residential properties – Approved in September 2019.

SMD/2017/0112 – Demolition of existing building yard sheds and proposed erection of 2 No. single storey residential properties (re-submission SMD/2016/0528) – Approved.

SMD/2016/0528 – Demolition of existing building yard sheds and erection of 3 No. 2 storey residential properties – Refused.

SMD/2016/0443 – Application for a Lawful Development Certificate for an existing B8 storage and distribution use – Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 7.9.22
Neighbour consultation period ends: 7.9.22
Press Advert: N/A

Public Comments

None.

Parish Council

No objection.

Environmental Health

No objection subject to conditions.

Coal Authority

No objection subject to conditions.

Staffordshire County Council Highways

No objection subject to conditions.

SMDC Waste Collection Services

No issues regarding waste collections.

Severn Trent Water

No objection.

OFFICER COMMENTS

The site is in the Green Belt and Policy SS10 required strict control over inappropriate development in the Green Belt. The NPPF in paras 149 and 150 listed the redevelopment of previously developed land as not being inappropriate. The storage yard site is deemed to be “previously developed land” i.e. brownfield and therefore the principle of redeveloping this area to provide housing remains acceptable i.e. not inappropriate development in the Green Belt providing this would not lead to any harmful impact on its openness. The previous approvals have contained development to within the footprint of the storage building on site. The new scheme would also achieve this with the dwelling and patio areas contained within the red line which is drawn around the footprint of the building. Furthermore, the footprint of the dwelling on the amended plans would not exceed size of the footprint of the storage building to be removed. This has a floorspace of 317 sq.m (this has been verified through measurement checks by the case officer). The footprint of the dwelling originally put forward slightly exceeded this but the removal of the integral double garage from the scheme has brought the size of footprint down to 298 sq.m (also checked by the case officer), less than that of the existing building.

The height of the amended scheme has increased to 4.7m from 4.0m which is the height of the current building, but this is no higher than the previous approved

dwellings and overall, due to the reduction in the footprint, I do not consider the amended scheme would have any additional impact on the openness of the Green Belt than the current development. The increase in height is a result of the change in roofing materials to slates which require a steeper pitch and I consider this is a more appropriate material for the area than zinc panelling and a better design of roof more reflective of the traditional styles of building in the area. I consider the improved roof design and materials height increase compensates for the increase in height in character and appearance terms, but without the additional harm to Green Belt openness.

The dwelling has also been moved slightly to the south, towards existing built development in the form of the existing yard areas and the farmhouse and is also a further benefit to Green Belt openness as the more open parts lie to the north and west.

The contemporary design approach including fenestration is acceptable in this location and from the approach road to the north would be viewed against a mixture of styles of building on Sytch Road which include some rows of modern dwellings. The previous approved schemes also had a modern contemporary design but an acceptable balance has been sought between an innovative approach which also respects the traditional forms in the District, in this case in the form of a pitched roof and traditional primary materials such as stone and slate. The previous timber panelling has been replaced by white render which is more in keeping with the area. Due to the mix of buildings on the edge of large village location, the proposed design would not harm the character and appearance of the area.

With regard to residential amenity, the proposed windows would be at least 27 metres from the opposing windows of neighbouring dwellings (including the farmhouse) and this is sufficient to avoid a harmful level of overlooking of neighbouring properties to the detriment of residential amenity. With regard to the living conditions of the intended occupants, there is no private outdoor amenity area or garden which would accord with the Council's Space About Dwellings design guidance. However, it does have long (albeit narrow) patio areas to the north and west elevations directly facing the open fields which are within the same ownership as the site. The access and use of the fields attached to the property for the dwelling for outdoor recreation would certainly compensate to the lack of a grassed garden area of adequate size. An informative can be added to advise the applicant that as this is not residential curtilage, domestic structures cannot be placed here under permitted development. A condition would also be added requiring a boundary feature along the red lines which define the application site. A standard 1.0m high timber post and wire or post and rail fence would be appropriate in terms of visual and residential amenity.

With regard to highway safety, there would be adequate parking for at least three vehicles in the parking area which is in accordance with the Council's parking standards even taking account of the need for a parking space for an overnight carer when needed. There is also sufficient space to turn a vehicle to avoid cars reversing out onto Sytch Lane which would not be desirable in terms of highway safety.

Finally, the issues regarding possible site contamination from the previous use of the yard areas and ground stability from historical coal mining can be addressed via the use of conditions requiring further intensive ground investigations as recommended by Environmental Health and the Coal Authority and those conditions were also added to the previous approvals for residential development on this site.

The changes do not impact on ground stability. A Coal Mining Risk Assessment was undertaken at the previous application stage and the Coal Authority do not object to the revised scheme.

CONCLUSION / PLANNING BALANCE

This is a revised proposal for a residential redevelopment of the site. It would not amount to inappropriate development in the Green Belt and would not harm its openness. The principle is acceptable and the site is in a sustainable location on the edge of a large village. The final amended proposal with this application would also not harm the visual or residential amenities of the area and has an acceptable design. It would not lead to any other environmental harms or be detrimental to highway safety with the safeguard of conditions. The proposal therefore complies with the Council's Local Plan and the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 10.10.22

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council