

DELEGATED DECISION REPORT

SMD/2021/0617
Valid 03/12/2021

THE BUNGALOW DAIRY
HOUSE LANE
DILHORNE

OUTLINE APPLICATION WITH
ALL MATTERS RESERVED
FOR REPLACEMENT
DWELLING

(OUTLINE - MINOR APPS)

MAIN ISSUES

- Principle
- Biodiversity

DESCRIPTION OF SITE

The application relates to an existing detached dwelling located in Dilhorne. The existing dwelling is a true bungalow and benefits from an attached garage and wrap around garden. The application site is on Green Belt land.

PROPOSAL

Consent is sought for outline consent for the erection of a replacement dwelling. The application has reserved all matters and therefore only the principle of the development is to be considered subject to other considerations.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport
NE1 Biodiversity and Geological Resources
SS10 Other Rural Areas Strategy

National Planning Policy Framework

Section 13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 04.01.2022
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None received within consultation period

Town / Parish Comments

No objections

Environmental Health

No objection subject to conditions. It is considered that these conditions do not need to be attached as the application is for outline consent only.

Staffordshire County Council Highways

No objection subject to condition requiring details of the access and any drainage to be submitted.

AES Waste

No objection

Coal Authority

No objection

Wildlife trust

No objection subject to conditions

OFFICER COMMENTS

Principle of Development

The site is within the Green Belt where the NPPF says “inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include: the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

Given the demolition and erection of a replacement dwelling does not result in the creation of a new residential planning unit, this element of the proposal is considered acceptable in principle subject to the other material considerations.

Although the proposal does not include details of the proposed replacement dwelling, the applicant shall be aware that as the site is located on green belt land, the NPPF requires that a replacement building should be of the same use and should not be materially larger than the one it replaces.

Impact on ecology

Policy NE1 states that the biodiversity and geological resources of the District and neighbouring areas will be conserved and enhanced by positive management and strict control of development.

The application is supported by a preliminary bat and bird reported dated July 2022. The survey found no bat roosts to be present within the building. The report makes recommendations for precautionary bat protection during demolition.

In addition to the recommendations with the report it is considered that the landscaping details should show how the loss of any green areas will be balanced against new planting. The wildlife trust consider that any landscaping should maximise wildlife value. The details of bird and bat enhancements should also be included within the detailed plans.

Highway Safety

The highways engineer has no objection to the development as they consider that there will be no theoretical effect on the highway. However, there is opportunity for the access to be improved.

The reserved matters application would include details of the access and therefore the condition requested by the Highways authority is not required to be attached to the decision.

Amenity:

The application property has no immediate neighbours and therefore it is not expected that the replacement dwelling would have a detrimental impact on neighbour amenity.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

OFFICER RECOMMENDATION :

That outline consent be granted subject to conditions

Case Officer: Rebecca Bowers

Recommendation Date: 01.11.2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council