

DELEGATED DECISION REPORT

SMD/2023/0054
Valid 27/01/2023

CHATSWORTH FARM LASK
EDGE ROAD
LASK EDGE
LEEK

VARIATION OF CONDITION 1
RELATING TO SMD/2020/0020

(FULL - MINOR)

MAIN ISSUES

The impact on the appearance of the area

The impact on the residential amenities of the occupants of the barn dwelling

DESCRIPTION OF SITE

The site lies within the open countryside and in the Green Belt on the east side of Lask Edge and comprises a modern agricultural building, formerly a “cow shed”, forming part of Chatsworth Farm, which lies on the north side of a long farm track connected to the junction of Lask Edge Road/Cowallmoor Lane to the west and Dams Lane to the east. It lies between two other farm buildings to the west and east, the one to the west being a more traditional stone barn (with an approval for a conversion to dwelling) and the one to the east a modern farm storage building (with an approval for a business conversion) similar to the one in the application site. The farmhouse lies further to the west. Open land lies to the north and south of the site to the other side of the track. The building on site comprises walls with timber boarding above concrete lower walls and has a typical modern low-pitch roof made of corrugated cement fibre.

PROPOSAL

This is a Variation/Removal of Condition planning application which seeks to vary one of the conditions attached to a “Prior Approval” notice for the conversion of a modern barn into a dwelling (under Part 3 Class Q of the GPDO) – Ref:DET/2019/0030. The condition in question is Condition 1 of the approval which requires that the conversion is undertaken in exact accordance with the approved plans, as listed in the condition. The applicant want to make changes to the elevations and internal layout. If the Council considers these changes acceptable then the condition will need to be varied in order to refer to the amended drawing numbers, which will supersede the original approved drawing numbers. This is the purpose of this application.

The original approval included timber cladding part way down the walls of the building. However, a subsequent full planning application to vary the same condition (ref: SMD/2020/0020) was approved to allow the timber cladding to be extended downwards to the ground (resulting in a building entirely clad in timber).

This new Variation of Condition application proposes further changes which are as follows:

Alteration to Floor Plan to move bedroom 2 and bathroom (exchange places), insert obscure-glazed window to new bathroom position (West elevation), larger window to new bedroom position (on South Elevation) to improve solar gain and also to provide a fire escape window to meet Building Regulations requirements.

The drawings have therefore changed to show the amendments and if this application is approved, Condition 1 will be varied to refer to the new amended plans in which the development must be carried out in accordance with.

The application form also requests the removal of Condition 7 which requires noise insulation measures for the barn dwelling. This was further varied under SMD 2020 0020 to require this only if the barn dwelling was to be sold off separate to the rest of the wider property which includes the owners dwelling, another barn dwelling and a light industrial unit. However, the applicant has since clarified that this was an error and that he no longer requires the further variation or removal of Condition 7 and that this new application only seeks to vary Condition 1.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted Sep 2020)

DC1 Design Considerations

National Planning Policy Framework (July 2021)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0020: Variation or Removal of Conditions 1 and 7 of approval

DET/2019/0030: Approved. March 2020.

DET/2019/0030: Change of use to dwelling (Class Q application). Approved.

DET/2019/0023: Change of use to dwelling (Class Q application). Refused.

DET/2017/0039: Change of use of stone barn to dwelling (Class Q application). Approved (building to the west of the site).

FLEX/2017/0001: Change of use to B1 business. PP not required.

SMD/2014/0827: Change of use of dog boarding kennels into B1 business use. Approved (building to the east of the site).

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 21.3.23
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

OFFICER COMMENTS

With regard to the variation of Condition 1, the alterations are minor and restricted to changes to the size and glazing of a few of the windows and this would not significantly harm the design and appearance of the resultant barn dwelling. The living conditions of the eventual occupants or the residential amenities of existing residents of the wider property would also not be harmed by the changes. The proposal as amended therefore remains compliant with Policy DC1 of the Local Plan (Design Considerations) and Condition 1 of the original approval can therefore be varied accordingly to refer to the new amended drawings numbers in which the development must be carried out.

CONCLUSION / PLANNING BALANCE

The alterations to the approved barn dwelling will not harm the visual or residential amenities of the area and therefore complies with the Local Plan and the government planning guidance in the National Planning Policy Framework. The condition attached to the original approval can therefore be varied to refer to the new amended drawing numbers.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 24.3.23

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council