DELEGATED DECISION REPORT

SMD/2017/0137 **Valid 03/03/2017**	**RUE HILL CAMP SITE RUE HILL ROAD CAULDON LOW**	**VARIATION OF CONDITION 3 ATTACHED TO PLANNING APPLICATION (12/00510/FUL) FOR REPLACEMENT OF STAFFORDSHIRE BLUE SLATE ROOF WITH SLATE BLUE COMPOSITE ROOF** **(FULL - MINOR)**

MAIN ISSUES

- Principle of Development
- Impact on Character and Design of the Rural Area
- Impact on Neighbouring Amenity
- Impact on Parking Provision and Highway Safety

DESCRIPTION OF SITE

The building stands centrally in the approved camp site approximately 90m SE from the public road. A public footpath right of way follows the southerly edge of the site some 70m SW from the building. The site gently dips progressively away from the public road and thus the building is seen to be sitting at a slightly lower level relative to the road. There are intermittent hedges generally to the former field boundaries around and within the site including a tall bushy hedge line running from the road to the building and continuing beyond it which reduces the prominence and exposure of the building itself.

The building as approved is approximately 10m x 6.5m and 2.5m to the eaves and c.5.0m to the ridge. As approved the building was to be stone with Staffordshire Blue Clay tiles to form a traditional roof.

PROPOSAL

The proposal here seeks amendment to condition 3. Condition 3 required samples / details of types and colours of all facing materials and hard surfaces to be submitted prior to the development being commenced. From the Council's records it appears that no details have been received in response to the requirements of this condition. It is noted that the planning application is retrospective, and the slate blue composite roof is already in situ.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020):

S01 Spatial Objectives
SS1 Development Principles
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

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

Public Comments

No comments received.

Town / Parish Comments

No objection.

OFFICER COMMENTS

Principle of Development

The principle of development is already established by the now expired permission approved under reference 12/00510/FUL. The proposed variation of the condition is to allow a change of roof materials. The existing approved materials are Staffordshire Blue Clay tiles to form a traditional roof. The proposed materials are slate blue composite roof.

The change of materials does not conflict with the principle of the proposal and would remain acceptable and in accordance with local and national policy.

Impact on Character and Design of Rural Area

The National Planning Policy Framework (NPPF) advises that planning should 'ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users' (Paragraph 127), that 'Good design

is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities' (Paragraph 124) and advising that planning permission 'should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents' (Paragraph 130).

Local Plan policy is set out in Policies DC1 (Design Considerations), which requires all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD.

The following changes are proposed to application 12/00510/FUL

- Change roof materials from Staffordshire blue clay tiles to slate blue composite roof

The proposed change in roof materials are of a similar colour to the Staffordshire Blue Clay tiles that were previously approved. However, clearly they will not create such a high quality finish as traditional tiles. The walls of the building have been finished to a very high standard in cut stone and it is considered that the proposed composite roof would not be of the same standard. The NPPF warns against changes post approval which dilute the quality of scheme including through changes to materials. However, the building has been designed to appear as a traditional stone field barn. Whilst such barns would traditionally certainly have had tiled roofs, many have over the years been re-roofed with sheet materials, and in that sense the proposal will not appear out of place or unusual within the landscape, particularly given the slate colour which in long range views at least will mean that it will not be overly conspicuous. As the proposed amendment is on balance considered a small scale amendment, it is therefore not considered to cause a significant negative impact upon the character and appearance of the locale or rural area and is therefore considered acceptable.

Despite the application being retrospective it is considered that the slate blue composite roof is considered acceptable.

Impact on Neighbouring Amenity

The application does not propose an increase in the scale and bulk of the dwelling and is therefore not considered to impact neighbouring properties in terms of loss of outlook, daylight/sunlight provision or appear overbearing.

Overall, the proposed variations would not result in any significant loss of residential and visual amenity to the neighbouring properties from loss of light or overlooking and would not be visually overbearing.

Impact on Parking Provision

There would be no car parking issues arising from the proposed development as it does not include an increase in the number of bedrooms or loss parking provision in comparison to the provision approved under ref: 12/00510/FUL.

Other Matters

The original condition No. 3 requested all details of types and colours of all facing materials and hard surfaces to be submitted prior to the development being commenced. The condition attached to this permission reflects what has been used on site as per our knowledge. Details of windows have not been provided.

CONCLUSION / PLANNING BALANCE

The proposed development would be acceptable in terms of its impact on local character and appearance. The proposed development is acceptable in terms of its impact on the amenities of future occupiers and would provide satisfactory amenity to neighbouring occupiers. The proposed development is acceptable in terms of highways impact.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Nicole Quinn
Recommendation Date: 03/04/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council