DELEGATED DECISION REPORT

SMD/2023/0235 **Valid 10/05/2023**	**BROW NOOK FARM** **SCHOOL LANE** **FREEHAY** **CHEADLE**	**PROPOSED OUTBUILDING TO FORM SWIMMING POOL** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle
- Impact on Visual Amenity
- Impact on neighbour amenity
- Highways

DESCRIPTION OF SITE

The application site is Brow Nook Farm, School Lane, Freehay. The dwelling sits within a large parcel of land which also benefits from detached portal framed buildings, riding arena and generous off-road parking space. Brow Nook Farm occupies a visually prominent roadside location and sits behind a good sized brick wall and hedgerow boundary. There is a vehicle access with a set of inwards opening, timber gates leading to a sweeping driveway. For the purposes of planning policy consideration, the application site is located in the open countryside but does not have a Green Belt designation.

PROPOSAL

Consent is sought for the erection of a detached building to provide a swimming pool with mezzanine above. The building is proposed to be located to the north west of the main dwelling. The building is proposed to be constructed in red/brown brick with Staffordshire blue tile roof and oak framed windows.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

SS1 Development Principles
DC1 Design Considerations
T1 Development and Sustainable Transport
SS10 Other Rural Areas Strategy
DC 3 Landscape and Settlement Setting

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0493- Existing Certificate of Lawfulness for the siting of residential caravan and associated engineering and building operations- Certificate of Lawfulness - Lawful Approved

SMD/2022/0074- Proposed new garage with office over, together with relocating route of drive within site.- Approved with conditions

13/00142/FUL- proposed Oak framed Four bay Garage with a Home studio within roof space.- Refused and Appeal Dismissed

SMD/2022/0322- erection of detached dwelling to replace residential caravan – Approved with conditions

CONSULTATIONS

Publicity

Site Notice expiry date: 28.06.2023
Neighbour consultation period ends:06.06.2023
Press Advert: N/A

Public Comments

None received within consultation period

Town / Parish Comments

Cheadle TC have no objections to the development

OFFICER COMMENTS

Principle of Development

The proposal relates to the erection of a domestic outbuilding within the curtilage of the dwelling. The proposal is therefore considered to be acceptable in principle subject to an assessment of the developments impact on the character of the rural area, impact on neighbour amenity and highway safety.

Impact on Visual Amenity

The Staffordshire Moorland's natural environment is one of the District's greatest

Assets and Policy D3 states that the Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by:

1. Resisting development which would lead to prominent intrusion into the countryside or have a significant adverse impact on the character or the setting of a settlement or important views into and out of the settlement as identified in the Landscape and Settlement Character evidence.

The application site is not specifically mentioned in the Landscape and Settlement Character Assessment.

The proposed building would be located behind Brow Nook Farm and therefore the main dwelling would act as a screen when viewed from the adjacent highway and therefore the building would not be seen as a visually prominent addition. When visible the building would relate to the surrounding buildings. The building is considered to be subservient to the main dwelling in terms of its size, scale and proposed building materials. The development is therefore considered to have an acceptable impact on the visual amenity of the area.

Amenity

Policy DC1 requires development to protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight,outlook, privacy, soft landscaping as well as noise, odour and light pollution;

The development would be located within the curtilage of the existing dwelling and this dwelling does not benefit from any immediate neighbours that could be affected by the proposal. Consent was recently granted for the erection of a dwelling within the garden area of the site. The proposal building would not be located any closer to this dwelling than the main dwelling and therefore the building would share an acceptable relationship with this dwelling when it becomes occupied.

Highway Safety

The proposed development would have negligible impact on highway safety as the building proposed is a swimming pool and does not alter the number of parking spaces available at the property.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Rebecca Bowers
Recommendation Date: 20.07.2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council