

DELEGATED DECISION REPORT

SMD/2023/0188
Valid 17/04/2023

QUARRY HOUSE FARM
MOSS HILL
STOCKTON BROOK

CONVERSION OF DOMESTIC
OUTBUILDING TO FORM
RESIDENTIAL ANNEX

(FULL - HOUSEHOLDER)

MAIN ISSUES

- ☐ Green Belt
- ☐ Housing land supply
- ☐ Design
- ☐ Highways
- ☐ Amenity

DESCRIPTION OF SITE

The application site is located on the edge of settlement of Stockton Brook just north of the A53, on a minor road. The application site is located within the green belt. The application site is a formed of a large building granted consent for uses as a garage constructed of brick with a tiled roof, created in the curtilage of the house Quarry House Farm . The building is recent construction, single storey and appears to have been created as one building.

To the north is suburban houses to the west is the existing dwelling. To the south and east are paddocks.

PROPOSAL

The planning application seeks permission for the conversion of the building into an ancillary dwelling. By changing the lawful planning use and converting the building to a dwelling. Aside from limited alterations to the fenestration no construction works are proposed.

The proposed development would create a two bedroom ancillary dwelling. The proposed development shares amenity space and the parking area with the existing house.

Stockton Brook has no special status in the local plan.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local plan (Adopted 2020)

SS1 Development Principles

SS10 Other rural Areas

DC1 Design Considerations

SD5 Flood Risk
T1 Development and Sustainable Transport
NE1 Biodiversity and Geological Resources
H 1 New Housing Developments

National Planning Policy Framework

Paragraph(s) 1-17
Section(s) 9 and 13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0657 Menage Approved Jan 22.

SMD/2019/0466 Pitched Roof on garage (SMD/2018/0516). Approved Sept 2019.

SMD/2018/0516 Certificate Lawful Development for the construction of a garage.
Approved Dec 2018.

SMD/2005/0563 Extension to the house. Approved Oct 2005.

CONSULTATIONS

Publicity
Site Notice expiry date: 18/5/2023
Neighbour consultation period ends: 16/5/2023
Press Advert: N/A

Public Comment

No responses received.

Town / Parish Comments

SMD/2023/0188 Quarry House Farm – Conversion of existing garage to residential annex. – **No Objection**. The application from a planning perspective would appear to conform with the requirements of the NPPF and Local Plan policies while sitting in the Green Belt. Equally the proposed use for the daughter of the family as a residential annex to provide independent living while also benefiting from the proximity of her family would prove most valuable for her care requirements in years to come.

Staffordshire County Council Highways

No objection, subject to condition relating to the properties ancillary status.

“Parking is not shown on the submitted plans however, it is considered there is sufficient parking within the curtilage of the property to accommodate parking for both the Quarry House Farm and the proposed annex.

The proposal will not have a detrimental impact on the adopted highway and therefore there are no objections on Highway grounds to the proposed development subject to the following condition:-

The development hereby permitted shall remain ancillary to Quarry House Farm and shall not be sold or let independently.

SMBC Waste

Responded No waste issues.

OFFICER COMMENTS

Principle of Development

Core Strategy Policy

Section 38 (6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The local development plan for this site comprises the Staffordshire Moorland local plan and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. As stated in the NPPF, the document is a material consideration which must be taken into account in planning decisions.

The proposed development is located outside any settlement within the Green Belt where Policy SS10 of the adopted Local Plan applies.

Green Belt

The NPPF makes provision for Green Belt within section 13 of the document. The NPPF states that local planning authorities should regard the construction of new buildings in the Green Belt as inappropriate. However, there is also provision at paragraph 150 (d) that the re-use of buildings, provided that the buildings are of permanent and substantial construction. This is a form of development that is not inappropriate in the Green Belt. The conversion of the garage to an ancillary residential accommodation would count as this form of development.

The proposed conversion of the garage into a ancillary accomodation would appear not to be contrary to green belt guidance as provided in the NPPF.

For the reasons stated above the development does accord with national planning guidance. It would not have a negative effect on the openness of the Green Belt.

Design

Policy SS1 of the local plan sets out a number of development principles which development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands. Policy DC1 of the local plan sets out a list of design considerations that new development

should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

It is considered that generally the proposed modification to the building is in keeping with the character of this part of Staffordshire Moorlands.

Amenity

In accordance with Policy DC1 all new development should be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook and privacy.

In terms of residential amenity considerations, the principal windows of the proposed annex will not give rise to any overlooking of neighbouring residential property. It is located on significantly lower ground than the houses to the north and all the windows face either south or east, away from neighbouring house. The proposal will cause no conflict with the Council's informal amenity standards. .

As a consequence the proposal will not give rise to significant and demonstrable adverse impacts to neighbouring residential amenity.

In terms of the amenity of future occupants, the proposed annex will benefit from the significant amenity space enjoyed by the existing house and comfortably in excess of the minimum required by the Council's informal amenity standards (65 square metres).

Highway Safety

Policy T1 of the local plan sets out the Council's position on development and sustainable transport. It states that the Council will promote sustainable patterns of transport which reduce reliance on the private car. It also requires that the appropriate level of car parking is provided.

Access to the site will be taken via the existing original vehicular access to the house. The highway authority has not objected to the application on highway safety grounds merely asking for condition relating to the building use as ancillary to the main house.

The conversion has one garage space and site has a large amount of drive space for off street parking.

Given this it is proposed to add the conditions to any approval.

CONCLUSION / PLANNING BALANCE

The application seeks consent for the conversion of a large domestic garage in to ancillary accommodation which is a two bedroomed residential annex. The site is

located within the Green Belt. The development is not considered to cause harm to the character of the green belt. Neutral Weight.

Overall, this application, is considered to accord with other relevant local development plan policies, highway, design, residential amenity, ecology and other material considerations which includes the NPPF. They are considered to carry neutral weight in the planning balance.

The proposal is overall positive in the planning balance. In accordance with the NPPF the application is thereby recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Alan Lynch

Recommendation Date: 08/08/2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council