DELEGATED DECISION REPORT

SMD/2023/0291 **Valid 16/06/2023**	**LOWER HOLLINS FARM** **SCHOOL LANE** **HORTON**	**RETROSPECTIVE APPLICATION FOR CHANGE OF FIRST FLOOR STORE ABOVE DOMESTIC GARAGE INTO A SELF CONTAINED UNIT FOR ANCILLARY ACCOMMODATION/ AIR B AND B USE WITH ASSOCIATED ELEVATIONAL CHANGES** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on Green Belt
- Impact on character and appearance

DESCRIPTION OF SITE

Small farmstead served off an unmade track that serves other similar properties situated to the west of Horton village hall. The grouping dates from the 19th century and includes a detached red brick dwelling, a coach house style garage outbuilding and an open portal farm shed and manage to the south.

PROPOSAL

In 2000 a small outbuilding was extended with a 'coach house' style stone double garage building with storage to be provided within the roof space. The roof space was built out with a living/bed room, kitchenette and shower room and has been used as additional annexed accommodation for the household and guests. This first occurred more than 10 years ago, however, the application seeks a planning permission to regularise and confirm an authorisation for the amendment and use.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area
DC1 Design Considerations
DC3 Landscape Character
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
05/01007/FUL Two storey side extension. APPROVED
00/00062/FUL Outbuilding to form extension to garage/store with 1st floor storage area. APPROVED.
98/00645/OLD LOWER HOLLINS FARM THE HOLLINS HORTON HORTON - AGRICULTURAL BUILDING

CONSULTATIONS

Publicity
Site Notice expiry date: 07/08/2023
Neighbour consultation period ends: 07/08/2023
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Horton PC: Awaited

Staffordshire County Council Highways
No Objection. Application site is off a private road. Part of School Lane is adopted but the site is approximately 400m past this point.

OFFICER COMMENTS

Impact on the Green Belt
The site is in the Green Belt where development would be inappropriate and, by definition, harmful unless it is provided for by on the of the exceptions that appear on the closed lists at paras 149 and 150 of the NPPF. One such exception is the re-use of buildings provided that the buildings are of permanent and substantial construction provided they preserve its openness and do not conflict with the purposes of including land within it.

In this case the building has been built out as an extended outbuilding with planning permission granted in 2000. The extension provided a coach house style double garage. The permission was to provide the roof space as a storage area however, it was constructed with living accommodation – shared living/bed room, kitchenette and shower room. The accommodation is accessed via external steps to a door within the gable.

The roof space variation and the living accommodation was apparently provided over 10 years ago and is in any event used only for purposes ancillary to the dwellinghouse within its planning unit – annexed accommodation for the household and guests.

The building is of course of a substantial and permanent construction and the use within the roof space does not harm openness or conflict with purposes of including land within the Green Belt. The limited scale of the accommodation means that even

the cars or activity of visiting guests on a paid holiday let basis or otherwise would not have any discernibly greater impact on the openness of the Green Belt over and above the normal use of the dwellinghouse and activity of the household within the scope of the dwellings planning unit.

The development in not inappropriate and harmful to the Green Belt in these regards.

Design Impact on Character and Appearance
The simple design, character and appearance of the functional garage outbuilding has not been altered with the internal alterations within the roof space. There would be no conflict with policies SS10, DC1 or DC3 of the SMDC Local Plan in these regards.

CONCLUSION / PLANNING BALANCE
The development that has been in situ for well over 10 years, is not inappropriate development in the Green Belt because it is the reuse of a building that is of substantial and permanent construction and does not harm openness or conflict with purposes of including land within the Green Belt. The use of the roof space and internal alteration has not affected the character and appearance of the garage outbuilding as originally provided under the terms of the 2000 planning permission.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 07/08/2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council