DELEGATED DECISION REPORT

SMD/2023/0289 **Valid 16/06/2023**	**LOWER HOLLINS FARM** **SCHOOL LANE** **HORTON**	**RETROSPECTIVE APPLICATION FOR REAR EXTENSION** **(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

A lean to conservatory addition built from matching brick and timber frame sits neatly between the side elevation of the dwelling and an adjacent outbuilding. The addition has been in situ for well over 4 years, apparent on aerial photographs.

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

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 extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

In this case the original building has already been extended with a two storey gable addition. Measured on plan the existing addition appears to have added 33% to the footprint and volume of the original dwelling.

The lean to orangery/conservatory extension is single storey and takes footprint increase to approx. 50% and volume to around just 40%. The lean to addition is light in structure and provides essentially an entrance porch. It does not read, function or impact the Green Belt as a disproportionate addition.

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 addition is of light structure and it appears as a very subordinate/secondary element that relates well to the existing building, sitting discretely in a narrow gap between the side of the dwelling and a small outbuilding. The addition does not cause any intrusion or encroachment into the countryside and is not detrimental to the character and appearance of the original dwelling or property. 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 4 years, is not inappropriate development in the Green Belt because it has not resulted in disproportionate additions over and above the size of the original building. The simple design, character and appearance of the functional addition is of light structure and it appears as a very subordinate/secondary element that relates well to the existing building and does not cause any intrusion or encroachment into the countryside.

OFFICER RECOMMENDATION : APPROVE

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

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council