DELEGATED DECISION REPORT

SMD/2023/0437	**THE FOX BEAT LANE**	**GARAGE EXTENSION**
Valid 06/09/2023	**RUSHTON SPENCER**	
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the Green Belt
- Impact on the character and appearance of the area

DESCRIPTION OF SITE

A stone 19th Century Inn on a rural road some distance from a defined village settlement in the Green Belt. The property is surrounded by rolling farmland countryside. The Inn has been converted to a dwelling, sensitively, so that its origins remain apparent. The long side principle elevation presents to the roadside within relatively close proximity. The dwelling's detached garage is to the rear and provides double car width within a gable front. The applicant's garage is half of a long building that crosses the curtilage boundary and provides garaging for the dwelling to the rear in its other half. The garage is timber clad with plain clay tiles. In varying degrees a laurel garden hedge and hawthorne hedge provides screening from certain aspects along the road to the east.

PROPOSAL

The application proposes the extension of the applicant's existing garage, doubling the size of their provision with an addition to the side that would run with a roof ridge at right angles to that of the existing. The materials would match the existing with timber cladding and plain tiles.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

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

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

04/00431/FUL Conversion of commercial premises to 3 dwellings. Approved.
SMD/2019/0291 Extension to dwelling. ALLOWED at appeal ref. 3237305
SMD/2023/0159 Extension to dwelling. Permission granted at appeal 'renewed' with APPROVAL.

CONSULTATIONS

Publicity
Site Notice expiry date: 19/10/23
Neighbour consultation period ends: 19/10/23
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Rushton PC: Awaited

Staffordshire County Council Highways
No Objection

OFFICER COMMENTS

Impact on the Green Belt
The property is in the Green Belt where development is inappropriate, and by definition harmful, unless it is provided for by one of the exceptions on the closed list at paragraph 145 of the NPPF. One of those exceptions is the extension of a building provided it does not result in a disproportionate addition over and above the size of the original.

With the NPPF definition in mind, it occurs that in this case the 'original building' could still be considered in a number of ways. Taking the applicant's garage provision, their half of the shared building, as the original building the proposal would add 100% to its footprint and volume. If both halves are taken as the one 'original building', then the proposal would add 50%.

Alternatively, at this proximity, within the curtilage of the dwellinghouse, the applicant's garage could be considered to be an existing addition to, the 'original building' that was originally constructed (and existed in 1948) as an 19th Century Inn and converted to a family dwellinghouse as 'unit 1' under planning permission 04/00431/FUL. The permission included consent to add to the 'original building' with the construction of the garage. The applicant's garage has added just over 30% to what appears to be the footprint of the original building (footprint of original building 114 sqm, footprint of garage 36 sqm). Doubling the size of the garage would in total make a 62% addition to the original building's footprint, and clearly making for a disproportionate ratio of garage outbuilding (addition) to original building/habitable dwellinghouse.

Additionally, there is already an extent planning permission for a dwellinghouse extension that is yet to be built out. That addition would add a further 45 sqm to the footprint and with the reasonable assumption that the permission would be implemented, the current application proposal would result in a total addition of 117 sqm and more than a 100% size increase over and above the footprint of the 'original building'.

On all of these analyses the proposed development would result in a disproportionate addition over and above the size of the original building and the proposed development would be inappropriate and harmful to the Green Belt. The application does not present any considerations or circumstances that might outweigh the substantial weight that must be attributed to that harm.

Design and Impact on Character and Appearance of the Area
The proposed addition would adjoin existing building form and match it in terms of form, design and use of materials. It would appear adjacent to an existing grouping of buildings and would not cause intrusion into the landscape or harm the character and appearance of the area. There would be no conflict with policies SS10, DC1 or DC3 of the SMDC Local Plan 2020.

Impact on Amenity
The rear of the garage extension would back onto the shared curtilage boundary with 'The Coach House', the neighbouring dwelling to the north. However, the area of garden to the rear is behind the neighbour's own garage and in this location the neighbour has a timber garden shed. In these respects the development would not affect a primary or essential area of amenity space or the outlook of the neighbour's dwelling.

CONCLUSION / PLANNING BALANCE
The development would be inappropriate and harmful to the Green Belt. Specifically, the development would make a disproportionate addition over and above the size of the original building. There are no considerations that would amount to 'very special circumstances' and clearly outweigh the substantial weight attributed to that harm.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst
Recommendation Date: 20/10/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council