

From:
To:
Subject: Ref SMD/2024/0277 and SMD/2024/0296
Date: 23 July 2024 08:04:19

The Parish Council have made the following comments:

SMD/2024/0277 Erection of new dwelling, Mill Farm, Mill Lane Gratton

The existing agricultural unit has planning consent for Class Q conversion to a dwelling. The new proposal seeks permission to replace the existing permitted development with a new dwelling, part 2 storey height but in the main of the same style of that permitted earlier this year as a conversion. The choice of materials are a combination of metal cladding and timber which reflect the agricultural buildings although colour proposed is black and not green as the other agricultural buildings on site. The application suggests the new dwelling and the Class Q previously allowed are not to be tied to the agricultural holding as a farm workers dwelling. The impact of the new dwelling compared to that permitted is minimal with a nominal increase in ridge height of 500mm while the footprint of the new dwelling is 55.9sq M compared to the converted agricultural unit that was 75sq M. Additional floor space for the new dwelling is formed by creating a first-floor space for 2 bedrooms.

While new dwellings are generally not considered acceptable in the greenbelt in principle, this proposal is on the back of the Class Q permission and while the building position is moved away slightly from the original building's location, the applicant advises that the development is for their adjacent agricultural and commercial premises and any permitted use should be considered on this basis. The use of materials generally reflects the agricultural site although the mixture of black cladding and timber do give the building a more modern residential appearance. While Greenbelt development is, rightly, strictly governed we would support this application based, on the context of what has been outlined to provide suitable living accommodation of the site of the agricultural and commercial business.

SMD/2024/0296 Demolition of modern rear single storey extension with replacement 2 storey and single storey extension, Rose Hill, Stoney Lane, Endon

The part demolition and rebuild with an additional single storey element to form integral double garage and utility space are all acceptable. They do not appear to impact on any neighbouring properties and the site is large enough to accommodate all that is proposed particularly considering the demolition proposals. No Objection

Dennis Boulton, Clerk, Endon with Stanley Parish Council