

3DELEGATED DECISION REPORT

SMD/2024/0312
Valid 09/07/2024

THE MOUNT CHURCH
LANE
IPSTONES

CHANGE OF USE AND
ALTERATION OF
RESIDENTIAL ANNEX TO
FORM 1NO. HOLIDAY
COTTAGE

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Impact on character and appearance of the area
- Impact on residential amenity
- Impact on highway safety

DESCRIPTION OF SITE

The application site relates to a detached brick outbuilding associated with The Mount, a large Victorian dwelling within the countryside, outside of the development boundary of Ipstones. Access is taken via a long narrow unadopted road from Church Lane that serves a number of residential and farming properties at the foot of the road. The access also serves as a PROW that runs along the west perimeter out to the north of the application site.

The site comprises of a large circular driveway and is surrounded by TPOs along the north, north east and west, of the curtilage. The outbuilding is flanked to the west of the main dwelling; it is a gable roof single storey building that was previously used as a garage before converting into an annex. The annex comprises of a living room, kitchen, bedroom with ensuite, office and porch.

PROPOSAL

Planning permission is sought for the conversion of the annex to a holiday cottage. The applicant intends to block up openings on the southern elevation and create an opening to the east, west and north. A porch is to be added above the opening on the northern elevation as point of access. It will serve two bedrooms, a shower and open lounge and kitchen.

A new fence is proposed to subdivide the existing curtilage of The Mount to provide a private area for the occupiers at the holiday cottage. This is to run between the holiday let and side of the dwelling. An area of lawn is to be tarmacked to provide parking spaces for two vehicles associated with the commercial venture.

Other matter

The development is exempt from mandatory BNG as the impact to a priority habitat is less than 25 square metres (5m by 5m) of on-site habitat. The proposed parking spaces comes at 23sqm.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**Staffs Moorlands Local Plan (adopted September 2020)**

SS10 Other Rural Areas Strategy

SS11 Churnet Valley Masterplan

E4 Tourism

DC1 Design Considerations

NE1 Biodiversity

T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1-14

Section(s) 4, 12, 15, 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2003/1269	Removal of condition 4 of approval 03/00592/FUL (Repositioning of proposed garage)	Approved
SMD/2003/0413	Replacement garages	Approved
SMD/2002/0822	Detached garage/storage/games room	Refused

CONSULTATIONS**Publicity**

Site Notice expiry date: 13/08/24

Neighbour consultation period ends: 1/08/24

Press Advert: N/A

Public Comments**Neighbours**

No representations received

Ipstones Parish Council

No objection

Peak and Northern Footpath Society

No objection subject to footpaths not being obstructed

District Footpath Staffordshire Moorlands

Ipstones 22 goes up the path to the Mount Farm then shoots off to the left of the property. This path must not be affected in anyway for the public use.

Staffordshire County Council Highways

No objection subject to condition requiring turning provisions prior to commencement

OFFICER COMMENTS

Principle of Development

The application site falls within the Churnet Valley Masterplan SPD boundary and open countryside.

Policy SS10 allows for the conversion of suitable rural building into other uses. In this instance, the annex to a holiday let. The works would require little alterations to be physically capable of being used as a holiday let and does not appear out of keeping with the rural and traditional quality of the area. It meets this policy.

Policy SS11 of the Local Plan (2020) states that the 'Churnet Valley is identified as an area for sustainable tourism and rural regeneration. The Churnet Valley Masterplan provides a comprehensive framework for development in the Churnet Valley and development should be in accordance with the Masterplan'. The policy goes on to state that particular support will be given to certain forms of development and measures which include 'short stay and long stay visitor accommodation'.

With regards to Policy SS11, the site falls within the Churnet Valley Masterplan Boundary where there is a general encouragement for new tourist accommodation uses in the District. The Planning Statement does not specify the duration of visitors stay however, a condition can be added ensuring that the holiday is not to be occupied by any persons(s) for a period of longer than one calendar month in order to prevent the use as a permanent unit of accommodation/dwelling.

Policy E4 of the Local Plan (2020) outlines that new tourism and cultural development which complements the distinctive character and quality of the District will be supported. It goes on to state at (1) that new tourist, visitor and cultural accommodation, attractions and facilities should be developed in locations that offer, or are capable of offering either:

- A) Good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling; or
- B) In locations in or close to settlements where local services, facilities and public transport are available; or
- C) In areas specifically identified for tourism development in the Churnet Valley Masterplan or other relevant documents.

When considering the location of the proposed holiday let, the site is within good connectivity to PROWs, one of which runs along the west of the site. Despite being outside of the development boundary, the site is also within reasonable walking distance to Ipstones which has a number of public houses and shops. In terms of distances to tourist attractions, the nearest attraction- Peak Wildlife is within 7 minutes driving distance and Alton Towers is within 14 minutes driving distance. Taking these into account, the site is considered ideal for short visits and meets Policy E4.

Design and visual impact

Paragraph 135 of the NPPF (2023) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The alterations to the annex would be largely in keeping with the domestic character of building and considered minimal to the function of a holiday cottage. The proposed canopy provides an extra aesthetic feature to the holiday cottage that does not dominate the building and in any case untypical to have features such as this.

There were concerns that the fencing along the border would provide a harsh divide between occupation and visitors however, seems logical to provide some form of boundary treatment for privacy of both the occupiers at The Mount and holiday makers. Furthermore, the fencing does not run along the full width of the curtilage to enclose the holiday as a standalone unit and there is a shared access in front of the holiday cottage to provide a sense of cohesion on the site. The proposed fencing is considered to not harm the appearance of the building, that is not listed, nor surrounding area particularly when The Mount is well screened by vegetations along its borders and considerable distance from neighbouring properties.

The public footpath that shares the same access to the property will be largely unaffected aside from the views of the new fencing from within the site. There would therefore be no harm to the character and appearance of the area.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Neighbouring amenity

Paragraph 135(f) of the NPPF (2023) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

With regard to residential amenity, other than the host dwelling, the nearest neighbouring dwelling is about 80 metres south-west to the other side of the track with significant tree/vegetation screening. The nearest dwellings outside of the property would not be affected by noise and it would not be possible to overlook other residential properties from the proposed windows. There would therefore be no harm to the residential amenities of the area. It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2023).

Highway Safety

Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users. Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

Part of the existing yard will be tarmacked to make space for two parking spaces. The site offers a large front drive with plenty of space within the red line site with decent turning space to ensure that leaving vehicles enter onto the main road in forward gear.

County highways has been consulted and raised no objection subject to conditions ensuring the parking and turning areas are provided as per the proposed layout plan.

This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal is considered to be acceptable in principle. It would not harm the visual or residential amenities of the area and, achieve safe and suitable access to the site for all users. The proposal would also provide economic benefits, including the support to local services and businesses that arises from tourism development, which although limited, would still outweigh social or environmental harms which in this case are minimal. The proposal would comply with the Council's Local Plan and the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : **Approve**

Case Officer: Lisa Li

Recommendation Date: 04/09/24

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council