

NEW WOODHOUSE FARM, APEDALE ROAD, WOOD LANE
MR & MRS GEORGE PROCTOR

17/00457/FUL

The application is for full planning permission for a ground floor extension and alterations to the detached farm house.

The application site lies in the Green Belt and an Area of Landscape Restoration as indicated on the Local Development Framework Proposals Map.

The 8 week period for the determination of this application expires on 26th July 2017.

RECOMMENDATION

PERMIT subject to conditions relating to:

- i) Standard time limit**
- ii) Approved plans**
- iii) Materials as per approved plans and application form**
- iv) Removal of permitted development rights for extensions, external alterations and outbuildings**

Reason for Recommendation

The proposed extension is considered to represent appropriate development within the Green Belt that would not harm the openness of the Green Belt or the character of the landscape. The extensions are also of a subordinate and acceptable design. The proposals therefore comply with the policies of the development plan and the guidance and requirements of the National Planning Policy Framework 2012.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application

Pre application discussions were undertaken between the applicant and the LPA and the proposed development is now considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

Key Issues.

The application is for full planning permission for a ground floor extension and alterations to the detached farm house.

The application site lies in the Green Belt and an Area of Landscape Restoration as indicated on the Local Development Framework Proposals Map.

A public footpath (Audley 74) runs in close proximity to the property; however the location of the proposed extension would not interfere with its route and would not adversely affect the enjoyment of the users of the footpath. The key issues in the determination of this planning application are therefore considered to be:

- Is the proposal appropriate development in the Green Belt?
- The design of the proposals and the impact upon the Area of Landscape Enhancement, and
- If inappropriate development, do the very special circumstances exist to overcome the harm to the Green Belt?

Appropriate or inappropriate development within the Green Belt?

Paragraph 79 of the recently published NPPF details that “The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”

The NPPF further details in paragraph 89 that local planning authorities should regard new buildings within the Green Belt as inappropriate. Exceptions to this include 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 and the replacement of a building provided that it remains in the same use and is not materially larger than the building it replaces.

The existing farmhouse was granted permission in the 1980's and has not been extended since. The proposed extension would be to the side and rear of the existing detached dwelling. The applicant has provided volume calculations that indicate that the original farmhouse has a volume of 476 cubic metres and the proposed extension would have a volume of 236 cubic metres. The proposed extension would result in a volume increase of 50% over and above the size of the original dwelling. On this basis it is considered that the extension represents appropriate development in the Green Belt.

However, due to the volume increase it is considered that permitted development rights should be removed for extensions and alterations in order to control future extensions and alterations to the property in the interests of protecting the openness of the Green Belt.

The design of the proposals and the impact upon the Area of Landscape Enhancement

Paragraph 56 of the National Planning Policy Framework states that good design is a key aspect of sustainable development, indivisible from good planning, and should contribute positively to making places better for people.

Policy H18 refers to the design of residential extensions, where subject to planning control. The policy states:

“Proposals to extend dwellings will be favourably considered, subject to other policies in the Plan, so long as the following requirements are satisfied:

- i) The form, size and location of each extension should be subordinate to the design of the original dwellings.
- ii) The materials and design of each extension should fit in with those of the dwelling to be extended.
- iii) The extension should not detract materially from the character of the original dwelling or from the integrity of the original design of the group of dwellings that form the street scene or setting.”

The proposed extension is single storey and located to the side and rear of the property. In this location the extension would have minimal impact from any main vantage points within the locality due to its location on an existing farm.

The proposals represent a subordinate and acceptable design, subject to a condition which secures materials that match the existing farmhouse.

The site lies within an area of Landscape Restoration (policy N21) as indicated by the Local Development Framework Proposals Map. The proposals would maintain the character and quality of the landscape by virtue of the design, use of materials and the location, with minimal views from the wider area.

The design of the proposals are therefore considered acceptable and in accordance with policies of the local plan and the requirements of the NPPF.

APPENDIX

Policies and proposals in the approved development plan relevant to this decision:-

[Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006-2026](#)

Policy SP1: Spatial Principles of Targeted Regeneration
Policy ASP6: Rural Area Spatial Policy
Policy CSP1: Design Quality
Policy CSP3: Sustainability and Climate Change
Policy CSP4: Natural Assets

[Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

Policy S3: Development in the Green Belt
Policy N17: Landscape Character - General Considerations
Policy N21: Area of Landscape Restoration

Other Material Considerations include:

[National Planning Policy Framework \(NPPF\) \(2012\)](#)

[Planning Practice Guidance \(PPG\) \(2014\)](#)

[Supplementary Planning Guidance/Documents](#)

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document \(2010\)](#)

[Space Around Dwellings \(SAD\) SPG \(July 2004\)](#)

[Relevant Planning History](#)

N14657 (1985) Erection of dwelling in connection with agricultural purposes Permit

N14657/D1 (1987) Erection of dwelling in connection with agricultural purposes Permit

[Views of Consultees](#)

Audley Parish Council supports the application.

The **County Rights of Way Officer** advises that the submitted plans don't recognise the existing of Public Footpath No 74 which runs adjacent to the proposed right of way. The attention of the developer should be drawn to the existence of the path and to the requirement that any planning permission given does not construe the right to divert, extinguish or obstruct any part of the public path. It is important that users of the path are still able to exercise their public rights safely and that the path must be reinstated if any damage occurs to the surface as a result of the proposed development. In addition the developer also needs to confirm that they have a private right to use the footpath with vehicles and that it must be stressed to them that public use of the highway takes precedence i.e. vehicles need to give way to them

[Representations](#)

None received to date

[Applicant's/Agent's submission](#)

The application is supported by the requisite floor plans and elevations These documents can be viewed by following this link to the application file on the Councils website;
<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00457/FUL>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

27th June 2017