

NEW WOODHOUSE FARM, APEDALE ROAD, WOOD LANE

MR & MRS GEORGE PROCTOR

18/00056/FUL

The application is for full planning permission to install a flat roofed projecting dormer to the rear and the installation of two new windows in lieu of an existing single dormer window.

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 20th March 2018

RECOMMENDATION

PERMIT subject to conditions relating to:

- i) Standard time limit**
- ii) Approved plans**
- iii) Materials as per approved plans and application form**

Reason for Recommendation

The proposed works are considered to represent appropriate development within the Green Belt, which would not harm the openness of the Green Belt or the character of the landscape. The proposed works 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

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 first floor dormer extension to the rear of the property, incorporating two new windows, in lieu of an existing single window. The dormer will be constructed off and above the existing rear wall.

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 work carried out at first floor level would not interfere with its route and would not adversely affect the enjoyment of the users of the footpath.

Therefore the key issues in the determination of this planning application are 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 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 only been extended once as permitted under planning permission reference 17/00457/FUL. That extension comprised a ground floor addition to the side and rear of the dwelling. The previous extension created a volume increase of 50% over and above the size of the original dwelling and on that basis it was considered that the extension represented appropriate development in the Green Belt. Owing to the volume increase it was 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 current proposals are very minor in terms of the increase in volume given that the existing stairwell dormer window (0.4 cubic metres) is to be removed and replaced. The new dormer will project out from the existing roof by 1.4m and extend to 6.5m in width. Taking into account the loss of the existing dormer structure, the resultant additional cubic volume will amount to approximately 4.15 cubic metres. The proposal, in addition to the existing extension, would not result in disproportionate additions to the original building. On this basis it is considered that the extension represents appropriate development in 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 works are located to the rear of the property at first floor level and would site within the existing roof. As such the new dormer would have a minimal impact when viewed from any main vantage points within the locality due to its location at the rear of the building. The proposals represent a subordinate design and would not be harmful to the wider landscape.

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 H18: Design of Residential Extensions, where subject to planning control

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 \(March 2014\)](#)

[Draft revised National Planning Policy Framework](#)

[Supplementary Planning Guidance/Documents](#)

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

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

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

17/00457/FUL Ground floor extension and alterations Permit

Views of Consultees

Audley Parish Council supports the application.

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/18/00056/FUL>

Background papers

Planning files referred to

Planning Documents referred to

Date report prepared

9th March 2018