

Application No: 19/3822M

Location: BARN HOUSE, OAK LANE, KERRIDGE, SK10 5AL

Proposal: Conversion, extension and alteration of an existing garage/workshop to form a one-bedroom dwelling with garden and parking.

Applicant: Janet Sharrocks

Expiry Date: 11-Oct-2019

## **SUMMARY**

The proposal is for the conversion and extension of an existing detached garage, which currently serves Barn House, into a residential dwellinghouse. Whilst the application site is located within the Green Belt where development is considered to be inappropriate, two exceptions to the policy would apply. One exception met by the proposal is that the proposal is for the re-use of an existing building and the second being that the application proposes an extension which is assessed as being proportionate.

The impact on character, design, residential amenity and highways is considered to be acceptable and no concerns have been raised by consultees. Subject to appropriate conditions, the proposed development would not adversely impact the landscape character and would have an acceptable relationship with an adjacent protected Ash tree.

## **SUMMARY RECOMMENDATION**

Approve subject to conditions

## **REASON FOR REPORT**

The application has been called to Committee by the local Ward Member, Cllr Nicholas for the following reasons:

*“It is in the Greenbelt.*

*Does not form part of the SADPD application.*

*The Bollington Neighbourhood Plan was approved in 2017.*

*Housing Policy HO.P2/2 states that:*

*‘Development on GB land as designated in 2015 is inappropriate and will only be permitted where covered by very special circumstances of CELP Policy PG3.’*

*No special circumstances have been shown.*

*On page 28 of the BNP there is VERY strong support (above 95%) for leaving GB land as Open Space, woods or nature trails.*

*Bollington Town Council has consistently objected to any houses being built on GB.”*

## **DESCRIPTION OF SITE AND CONTEXT**

The application relates to a garage and workshop building which is in ancillary use in relation to Barn House, located approximately 25m to the south of the application building. The site is located within the Green Belt and Local Landscape Designation Area (formerly ASCV). Various individual and group TPOs are identified adjacent to the site. The building is of a simple appearance, characterised by white rendered external walls and stone tile roofing. The original planning permission implemented for the construction of the building contains a condition attached limiting the use of the building for garage and workshop use in association with Barn House only and not for residential accommodation without approval from the LPA.

## **DESCRIPTION OF PROPOSAL**

The application proposes to convert the garage/workshop building into a one-bedroom dwellinghouse. It is also proposed to construct a single storey extension to the side of the building. Proposed external materials would be to match the materials used on the existing building.

## **RELEVANT POLICIES**

### **National Planning Policy**

National Planning Policy Framework (2019)

### **Cheshire East Local Plan Strategy (CELPS)**

PG 2 Settlement Hierarchy

MP 1 Presumption in Favour of Sustainable Development

SD 1 Sustainable Development in Cheshire East

SD 2 Sustainable Development Principles

PG 3 Green Belt

SE 1 Design

SE 4 The Landscape

SE 5 Trees, Hedgerows and Woodland

SE 15 Peak District National Park Fringe

Appendix C Parking Standards

It should be noted that the Cheshire East Local Plan Strategy was formally adopted on 27th July 2017. There are, however, policies within the legacy local plans that still apply and have not yet been replaced. These policies are set out below.

### **Saved Macclesfield Borough Local Plan Policies (MBLP)**

DC2 Design – Extensions & Alterations

DC3 Design – Amenity

DC6 Design – Circulation and Access

DC8 Design – Landscaping

DC9 Tree Protection  
DC38 Residential – Space, Light and Privacy  
GC1 Green Belt – New Buildings  
GC8 Green Belt – Reuse of Buildings  
GC9 Green Belt – Reuse of Buildings for Residential  
GC12 Green Belt – Alterations and Extensions to Houses

### **Bollington Neighbourhood Plan (BNP)**

HO.P1 New Dwellings  
HO.P2 Design of Housing  
HO.P5 Parking Provision for New Dwellings  
ENE.P3 Provision of Landscape Plan

### **RELEVANT PLANNING HISTORY**

71843P – approved – 30 Sep 1992  
*Garage with workshop*

96/1441P – approved – 20 Sep 1996  
*Garage with workshop (revised details)*

### **CONSULTATION (external to planning)**

**Manchester Airport Safeguarding** - No aerodrome safeguarding objections

**CEC Environmental Protection** – No objections - Comments made in relation to mitigation of amenity, air quality and contaminated land and recommended conditions and informatives, in the event of approval

**CEC Highways** – No objections

**Bollington Town Council** - Recommend refusal due to the property being within the Green Belt

### **REPRESENTATIONS**

One comment was received from the occupier of a nearby property (Endon Lodge), objecting for the following reasons:

- Overdevelopment of the site
- Additional traffic will need to access onto a very bad bend, limited vision from right

### **OFFICER APPRAISAL**

#### **Green Belt**

The application property is located within the Green Belt. Paragraph 145 of the NPPF states that the construction of new buildings and development in the Green Belt shall be regarded as inappropriate. Paragraphs 145 and 146 of the Framework list a number of exceptions to this, which are reflected in Policy PG3 of the CELPS. This is also reflected in Bollington Neighbourhood Plan policy HO.P2 (2) which states development in the Green Belt is

inappropriate and will only be permitted where covered by the very special circumstances of CELPS policy PG3.

#### *Extension to the Building*

The Framework and policy PG 3 state that the extension or alteration of a building is an exception to inappropriate development provided that it does not result in disproportionate additions over and above the size of the original building. Although there is no definition of what would be considered proportionate, policy GC12 of the MBLP relating to extensions to dwellinghouses states that a proportionate extension would be where the resultant floor space does not increase by more than 30% of the original floor space.

The proposed extension to the building would represent an 18% increase in floor space and would therefore be considered a proportionate increase to a building in the Green Belt in accordance with the Framework and policy PG 3.

#### *Conversion of the Building*

With regards to the principle of converting a the existing building to residential use, this would be considered appropriate under paragraph 146 of the Framework and CELPS policy PG3 which state that the re-use of buildings in the Green Belt is acceptable, provided that the buildings are of permanent and substantial construction. The application building is considered to be of permanent and substantial construction and would not require extensive demolition and re-building. The proposed conversion would preserve the existing openness of the Green Belt. As such, this exception to development in the Green Belt is relevant and so is considered to be appropriate.

Accordingly, the proposed extension and conversion of the application building is considered to be an appropriate and proportionate development in the Green Belt, in accordance with policy PG 3 of the CELPS and HO.P2 (2) of the BNP.

#### **Design and Character**

CELPS policy SE 1 states that development proposals should make a positive contribution to their surroundings. It seeks to ensure design solutions achieve a sense of place by protecting and enhancing quality, distinctiveness and character of settlements.

Amongst other criteria, CELPS policy SD 2 also expects all development to contribute positively to an area's character and identity in terms of height, scale, materials, design features, massing and relationship with the wider street scene.

The proposed conversion of the existing garage building would retain most of the original design features. Existing openings would be retained in the proposed development and the existing garage doors would be replaced with full height windows of a similar silhouette. The addition of new windows to the existing building would not significantly harm its appearance and would be an appropriate for the proposed use as a dwellinghouse.

The proposed extension would appear as a respectful addition to the existing building. Although the existing garage building is currently fairly modest in scale, the proposed extension would represent an approximate 18% increase in floor space and would appear proportionate.

Materials used for the extension would match those of the existing building and as such, the overall appearance would be considered acceptable.

It is considered that the proposed conversion and extension would accord with the requirements of CELPS policies SD 2 and SE 1.

### **Amenity**

Policy DC3 of the MBLP seeks to protect the amenities of adjoining or nearby residential properties due to the potential development impact on loss of privacy, loss of light, noise and traffic generation. The objectives of MBLP policy DC38 also seek to safeguard residential amenities in respect of light, privacy and space between buildings.

The nearest neighbouring property to the application building is located approximately 25m to the south-west. By reason of the relatively large separation distance and mature planting between the application building and nearby residential properties, no concerns are raised in relation to amenity when considering impact on privacy, daylight, overbearing, noise or traffic.

The proposed conversion and extension to form a new dwellinghouse has been assessed against the DCLG's 'Technical housing standards – nationally described space standard (2015)'. For a one-bed, two-storey dwelling, the minimum gross internal floor area stated in the space standards is 58 square metres. The GIA of the proposed ground floor alone would meet this minimum standard with a further 15 square metres (approx.) at first floor level. As such, the proposed dwellinghouse is considered to provide acceptable internal living conditions.

As such, no concerns are raised with respect of residential amenity and the proposed development is considered to accord with paragraph 127(f) of the NPPF and MBLP policies DC3 and DC38.

### **Trees**

Standing directly to the south of the existing building is a large mature Ash protected as T3 within the Macclesfield Borough Council (Bollington - Kerridge) Tree Preservation Order 1974. An Oak identified as T4 within the Order to the north of the building no longer exists.

The presence of the protected Ash is clearly a material consideration. The identified Ash (T3) is assessed to have a Root Protection Area (RPA) of 12 metres and as such the proposed extension would stand within the tree's RPA. Although the foundations of the proposed extension would be within the RPA of the Ash, this land appears to have been historically utilised as hardstanding where compaction is likely to have occurred.

In summary, there is not considered to be any significant impact upon trees on the site subject to conditions relating to tree protection measures, and engineer designed drawings to ensure the continued wellbeing of the trees, and consequently the development is in accordance with CELPS policy SE 5.

### **Parking and Access**

The existing site contains a generous level of hardstanding including a relatively long driveway and hard surface around the building. One on-site car parking space is required for a one-bed dwellinghouse in all areas of Cheshire East as set out in CELPS Appendix C. The

proposed site plan clearly shows provision for at least two parked cars within the site and as such, the proposal accords with the local minimum standards.

The proposed development would result in the loss of a detached garage originally built to serve Barn House. The proposed site plan shows that there would be at least two on-site car parking spaces provided for Barn House following the conversion of the garage.

As such, the provision of off-road car parking would easily satisfy the minimum standards stated in CELPS Appendix C: Parking Standards and also satisfies Bollington Neighbourhood Plan policy BNP HO.P5.

CEC Highways were consulted on the application and confirm that there are no material highway implications associated with the proposal. Accordingly, the Strategic Infrastructure Manager has no objection to the planning application.

### **Landscape and National Park Fringe**

Policy SE 4 of the CELPS seeks to ensure that development in Local Landscape Designation Areas should conserve and enhance the quality of the landscape and protect it from development which is likely to have an adverse effect on its character, appearance and setting. The proposal is considered to be of an acceptable scale, commensurate with the existing building and other structures in the area. Subject to appropriate landscaping, it is considered that the development would not have a harmful impact upon the Local Landscape Designation Area it is located within and would therefore comply with the objectives of CELPS policy SE 4.

The site is also located within the identified Peak District National Park Fringe where development which affects the setting of this designated area will be resisted where it compromises the statutory designation and purposes of the national park. These purposes include the conservation and enhancement of natural beauty, wildlife and cultural heritage and the promotion of opportunities to understand and enjoy the special qualities of the parks by the public. As outlined previously, is considered the proposal is of an appropriate scale and would not conflict with these objectives of the Peak District National Park Fringe designation.

Accordingly, the proposed development is considered to have an acceptable impact on the character, appearance and setting of the local landscape subject to the delivery of appropriate hard and soft landscaping, which can be dealt with by condition.

### **Air Quality**

Policy SE12 of the Local Plan states that the Council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality. This is in accordance with paragraph 181 of the NPPF and the Government's Air Quality Strategy.

This proposal is for a single dwelling. Whilst this scheme itself is of a small scale, and as such would not require an air quality impact assessment, there is a need for the Local Planning Authority to consider the cumulative impact of a large number of developments in a particular area. In particular, the impact of transport related emissions on Local Air Quality.

It is therefore considered appropriate to require the installation of electric vehicle charging infrastructure to the dwellinghouse, and an appropriate condition is therefore recommended.

## **CONCLUSIONS AND RECOMMENDATION**

The proposed re-use of the building as a dwellinghouse is appropriate development in the Green Belt and accords with the relevant policies of the development plan. The proposed extension would be a proportionate addition to the building. The application for planning permission is accordingly recommended for approval, subject to the following conditions.

1. 3 years commencement
2. Development in accordance with approved plans
3. Materials to match existing
4. EV Charging point to be provided
5. Tree Protection details to be submitted
6. Tree Pruning / Felling specification to be submitted
7. Trees – engineer designed method statement to be submitted
8. Landscaping scheme to be submitted
9. Landscaping implementation

*In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.*

