

Application No: 10/2136M
Location: BOLDER HALL FARM COTTAGE, MUDHURST LANE, DISLEY, SK12 2BY
Proposal: CONSTRUCTION OF NEW DETACHED ANNEX BUILDING
For JOHN KELLY
Registered 21-Jul-2010
Policy Item No
Grid Reference 398209 382713

Date Report Prepared: 16 September 2010

SUMMARY RECOMMENDATION

Refuse

MAIN ISSUES

- Whether the proposal is acceptable in the Green Belt

REASON FOR REPORT

The application is before the Committee after being called in by the local Ward Member, Councillor Diana Thompson citing concern that it may be potential overdevelopment in light of the previous history on the site, and the impact upon the Green Belt as her reason.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a two-storey semi-detached property with attached store, detached stable block and detached outbuilding. These buildings are a legacy of the former agricultural use of the site. The site is located within an Area of Special County Value in the Green Belt as identified in the Macclesfield Borough Local Plan.

DETAILS OF PROPOSAL

This application seeks full planning permission to erect a new detached annex building with ground floor gymnasium and home study to the first floor. The new building will be rendered with a stone flagged roof, and it will replace what appears to be a former agricultural building that is currently used for storage in association with the main house but which is in poor condition.

RELEVANT HISTORY

21376P – Conversion of outbuildings to agricultural dwelling (outline) – Approved 19.03.1980

23654PB – Extensions and alterations to form additional dwelling – Approved 20.08.1980

69507P – Removal of conditions 3 and 4 (personal permission and agricultural occupancy) of planning permission 23654PB – Refused 05.02.1992 - Appeal allowed 08.12.1992

99/1827P – Change of use of attached storage building to living accommodation and elevational alterations – Approved 09.02.2000

POLICIES

Local Plan Policy – NE1, BE1, GC1, GC12, DC1, DC3, DC6

CONSULTATIONS (External to Planning)

Disley Parish Council – Object on the grounds that the proposed outbuilding is not proportionate to the existing building and is inappropriate development in the Green Belt.

OTHER REPRESENTATIONS

None

APPLICANT'S SUBMISSION

Whilst no formal written submission has been made, the applicants point to the development that has taken place at the adjoining property, which involves the creation of a new dwelling and other additions to the property, as an example of what has previously been permitted in the area.

With regard to these comments, it should be noted that the new dwelling at the adjacent site originated from a former cattery building, which was converted to a holiday let, and then occupied unlawfully as a dwelling, before a Certificate of Lawful Use for the use of the building as a dwelling was approved last year. The situation is not considered to be directly comparable to the proposed development.

OFFICER APPRAISAL

Green Belt

Policy GC12 of the Macclesfield Borough Local Plan reflects the advice in PPG2, which states that the limited extension of existing dwellings in the Green Belt is not inappropriate. Policy GC12 defines limited as being up to 30% of the original floor space of the house, but identifies domestic buildings in the curtilage as a possible exception to this policy. Despite this exception it is considered that outbuildings should still represent only a limited addition to the property. This view has also previously been adopted by Inspectors at appeal.

At the time of the original permission for the existing dwelling being granted, the extent of the domestic curtilage was not clear. Therefore, there is no definitive evidence on the extent of the residential curtilage today. The applicant has stated that the building has been used for various things in association with the dwelling for a number of years, and it is noted that the existing entrance and driveway that serves this domestic property is situated directly in front of the outbuilding.

The proposed outbuilding is set over 12 metres from the existing dwelling on the site. The footprint is similar to the building that it replaces, but the ridge is higher at 5.3 metres compared to 5 metres on the existing building, and the useable floor space amounts to 96 square metres. The existing dwelling has a height of approximately 6 metres, and the original floor area was approximately 100 square metres. The outbuilding is separate and distinct from the main dwelling, and having regard to the figures above, it is not considered that it constitutes only a limited extension. It is disproportionate to the original dwelling on the site and as such it amounts to inappropriate development in the Green Belt.

The existing building, although not of any significant architectural merit, was clearly built for function not form for the purposes of agriculture on the surrounding land. Its appearance, whilst relatively unattractive, remains agricultural and to some extent serves to reinforce the rural character of the area. Due to the scale and appearance of the proposed building, which is clearly domestic in its appearance, it would introduce a more urban feel and would materially harm the rural character of the area.

Consideration should also be given to buildings that could be erected under permitted development as a fallback situation, in the event that this application is refused. It is considered that any permitted development structure would be lower, and not as harmful to the Green Belt as the building currently proposed.

No very special circumstances have been identified by the applicant, and therefore as the proposal is inappropriate in the Green Belt, it is contrary to policies NE1, GC1, GC12 and DC1 of the Macclesfield Borough Local Plan.

Amenity

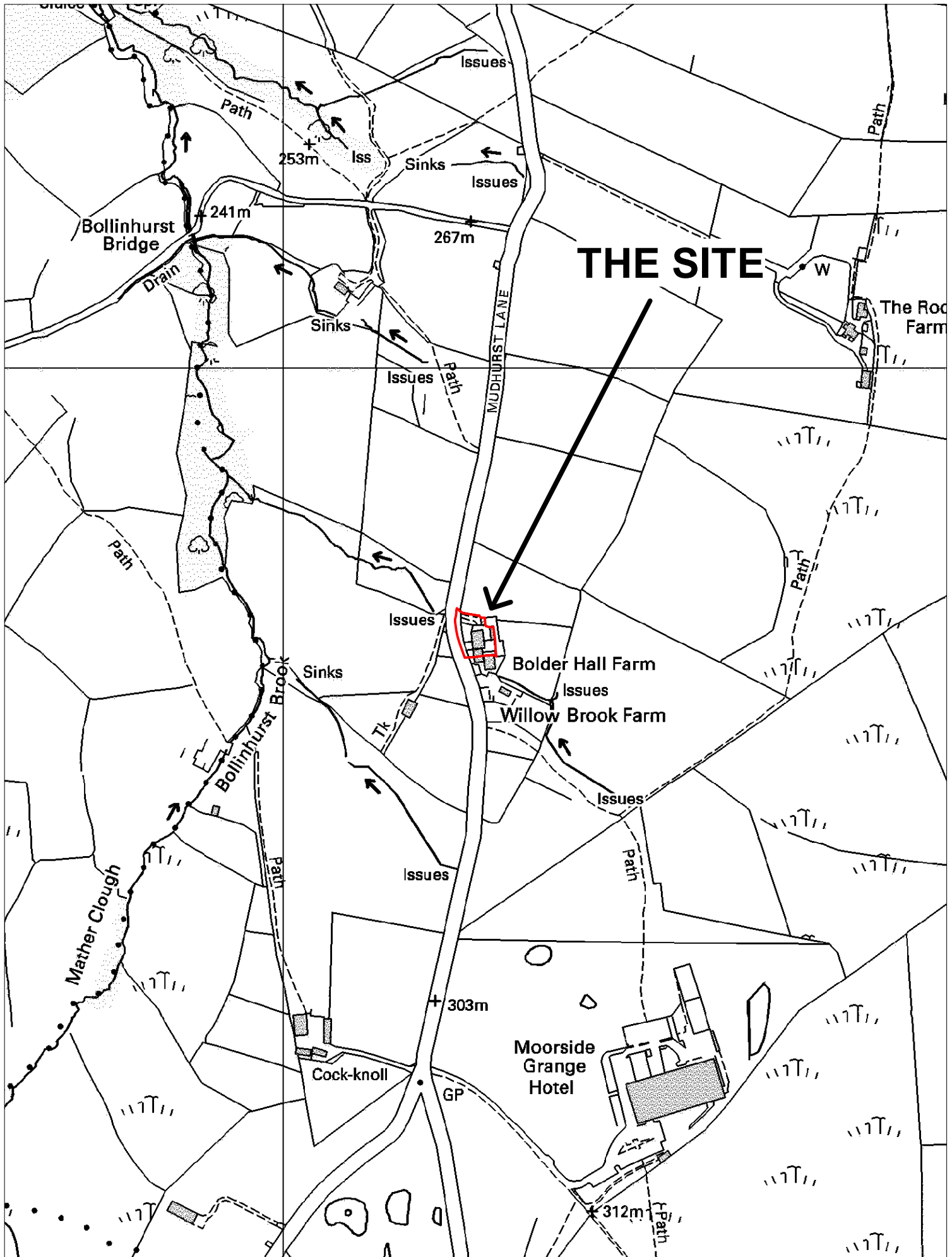
Having regard to the distance to, and relationship with neighbouring properties, no significant amenity issues are raised.

Highways

The building will be served by the existing access and parking arrangements on the site, which currently serve the building to be replaced, and are considered to be adequate for this purpose. No significant highway safety issues are therefore raised.

CONCLUSIONS AND REASON(S) FOR THE DECISION

For the reasons outlined above, the proposal is considered to be an inappropriate form of development in the Green Belt, and a recommendation of refusal is therefore made.



10/2136M - BOLDER HALL FARM COTTAGE, MUDHURST LANE, DISLEY

N.G.R. - 398,200 - 382,710

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Application for **Householder**

RECOMMENDATION : Refuse for the following reasons

1. R04LP - Contrary to Green Belt / Open Countryside policies
2. R05LP - Harmful to appearance of the countryside