

Application No: 23/3707M
Location: Lower Brook Croft, SMITHY LANE, RAINOW, SK10 5UP
Proposal: New single storey front and side extensions
Applicant: Mr & Mrs Moody
Expiry Date: 12-Apr-2024

SUMMARY

The proposal is for extensions to an existing barn conversion. The proposal has been amended during the course of the application to reduce the scale of the proposal. The proposals on balance are acceptable as exceptions under Green Belt policy. They are considered acceptable in impact on the two listed buildings also within the same former agricultural complex. There are no material impacts on neighbouring amenity or other material considerations.

SUMMARY RECOMMENDATION

Approve subject to conditions.

REASON FOR REFERRAL

The application is being referred to Northern Planning Committee as the applicant is a Senior Council Officer.

DESCRIPTION OF SITE AND CONTEXT

The property is located within a former agricultural complex within which retains a clear visual hierarchy and character of buildings from the main listed farmhouse through to the application site, the small linear former barn. The Lower Brook Farmhouse and one other barn are grade II listed.

Consent for the conversion to residential use was granted in 2013 with modest changes approved to the exterior including a small lean-to to the garden elevation and new windows and doors within existing openings. A further permission was granted in 2020 for a small timber addition to the north elevation which has not been built.

PROPOSALS

This application seeks householder planning permission for new single storey front and side extensions to the existing building. Revised plans have been received during the course of the application, reducing the scale of the proposal with a smaller gable lean to proposed and no changes to the existing timber clad extension.

RELEVANT PLANNING HISTORY

23/0108M & 23/0109M New two storey extension and single storey extension to replace existing outrigger. Withdrawn 20 Mar 2023

20/1459M Listed building consent for construction of a single storey rear extension and a porch. Approved with conditions 16 June 2020.

20/1458M Construction of a single storey rear extension and a porch. Approved with conditions 16 June 2020.

19/5603M Lawful Development Certificate for proposed single storey rear extension and porch. Withdrawn 04-Feb-2020

17/0266M Certificate of proposed lawful use for the construction of hardstanding and associated access. Positive certificate 17 March 2017

15/0377D Discharge of conditions 9,10,11 and 12 of permission 13/2747M; Conversion of a redundant stone barn to a new dwelling. Approved 25/03/2015.

15/3459M New drive spur and associated hardstanding. Withdrawn 27-Oct-2015.

13/4129D Discharge of condition 3 (roof & cladding materials) on 09/2024M. Approved 10/12/2013.

13/2748M Listed Building Consent for the conversion of a redundant stone barn to a new dwelling. Approved 16/12/2013.

13/2747M Full planning application for the conversion of a redundant stone barn to a new dwelling. Approved 16/12/2013.

PLANNING POLICY

Cheshire East Local Plan Strategy

MP1 - Presumption in Favour of Sustainable Development, PG - 3 Green Belt, PG 6 Open Countryside, SD1 - Sustainable development in Cheshire East, SD2 -Sustainable development principles, SE - 1 Design, SE 4 – Landscape, SE 7 - Historic Environment, SE12 - Pollution, Land Contamination and Land Instability

Site Allocations and Development Policies Document

PG 9 - Settlement Boundaries, GEN1 - Design Principles, GEN – 5 Aerodrome safeguarding, ENV 1 - Ecological Network, ENV 17 - Groundwater Source Protection Zone, RUR 11 - Extensions and alterations to buildings outside of settlement boundaries, HOU 11 - Extensions

and Alterations, HOU 12 - Amenity, HOU 13 - Residential Standards, SE 15 -Peak District National Park Fringe, ENV 3 - Local landscape designations

No Neighbourhood Plan

Other Material Policy Considerations

National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance

Cheshire East Residential Design Guide SPD

CONSULTATION RESPONSES (external to Planning)

Environmental Protection – no objections, informatives / conditions requested.

Manchester Airport Safeguarding Officer – no objection

Rainow Parish Council – no objection

REPRESENTATIONS

One neighbour representation in support– likes the design and has no issues with the proposed extension.

OFFICER APPRAISAL

Principle of Development in the Green Belt

The application is located in the Green Belt where development is subject to stricter control and the policy focus is on preserving the openness, character and appearance of the Green Belt. Under paragraph 154 of the NPPF and policy PG 3 of the Cheshire East Local Plan Strategy 2017 extensions to existing buildings may be permitted provided that additions are not disproportionate over and above the size of the original building.

It is noted that the previous application ref 20/1458M assessed the original building to be that permitted at the time of the barn conversion – with a floorspace of 122sqm. The SADPD has been adopted since the determination of the previous application, introducing a new policy for extensions outside of settlement boundaries. Policy RUR 11 echoes policy PG 3 regarding disproportionate additions, taking into consideration matters including height, bulk, form, siting and design, considering an increase in size of the original building by more than 30% to usually be considered disproportionate in the Green Belt. RUR 11 clarifies that “original building” means the building and outbuildings/structures as it was originally built, or as it existed on 01 July 1948 if constructed before this date. The policy does not specify that this relates to any change of use of the building, but to the building itself.

In this case the original stone barn was smaller than that of the approved barn conversion to dwelling, as it did not include the existing lean-to extension and had a smaller internal floor area due to amendments at the time of the conversion. The original plans and elevations indicate a change in levels at the western end of the building, which suggests a loft area above in a

similar position to the current upper floor. As such the original can be taken as the floor space within the original stone barn as it is today, including the upper floor at one end.

The proposals as amended would result in three lean-to additions to the stone building (one existing and two proposed). This results in around 39% increase in floor space from the original building. RUR 11 also requires an assessment of character, particularly where the existing building is of traditional construction or appearance, and that the proposal would not unduly harm the rural character of the countryside by virtue of prominence, excessive scale, bulk or visual intrusion. In this case the proposals would be subservient in scale to the barn as small lean-to constructions and at lower levels, particularly on the gable end, and not considered prominent or visually intrusive. The two proposed extensions would be at a lower level than the main ground floor, and the north facing extension would be partially subterranean, further reducing its prominence and impact on openness. Due to the land levels the extension to the gable end would sit at a lower level than the land adjacent to the entrance level to the north, and the track leading around the site. As such due to the particular characteristics of the site and the partial subterranean nature of one of the extensions it is considered overall that it would be acceptable on balance as not disproportionate. The proposal is therefore not inappropriate development in the Green Belt and complies with policies PG 3 and RUR 11 of the Local Plan. The decision is finely balanced, taking into account the proposed additions in excess of 30%, balanced against the assessment of impact on character and prominence under RUR 11. The application property is a traditional former agricultural building, and the site is a relatively open rural area at the edge of Rainow. As such it is considered reasonable to removed permitted development rights to protect the building from extensions or alterations which could erode this character and have a greater impact on the Green Belt. The classes considered are A (extensions and alterations), AA (additional storeys), B (enlargements/additions to the roof), C (other roof alterations), (D (porches), E (curtilage buildings).

Design and Impact on Heritage

Policies SE 1 and SD 2 of the CELPS and GEN 1 of the SADPD between them set out design criteria for new development which is underpinned by achieving high quality design. Design matters that should be considered, include height, scale, form and grouping of development, choice of materials, external design features, massing of development and impact upon the street scene. CELPS Policy SE 7 supports proposals which do not cause harm to or better reveal the significance of heritage assets. SADPD policy HER 4, in line with NPPF paragraph 16, requires the Council to have special regard to the desirability of preserving listed buildings, their settings and features of special architectural or historic interest that it possesses.

The site is within a former agricultural complex which includes 2 listed buildings. The building is constructed of rough coursed stone with a stone roof and horizontal timber cladding to a single storey lean-to extension. The extensions would be in materials to match the existing.

A previous application in 2023 for a larger extension was withdrawn. The current proposal has been amended during the course of the application process to reduce the scheme and would not involve changes to the existing lean to visible from the road.

The Conservation Officer has raised no objections, considering that although the front extension will change the existing character of a building it will still resemble a barn. Additionally, that this will not affect the character of nearby listed buildings. The application

building itself is of historic interest and retains its agrarian character, (historically being treated as a curtilage listed building) as do the other converted buildings within the wider former farm.

The extensions would be simple in form as single storey lean-to additions, and subservient in scale to the host stone building. As amended the proposals would not introduce any overly domestic features and as such would be acceptable in terms of retaining the agrarian character of the building, remaining subservient in scale to the original listed farmhouse and adjacent listed former barn. The gable extension would appear low lying due to the level changes. Overall, on balance, the proposals are considered acceptable in design in relation to the host dwelling and the wider former agricultural setting, including the designated heritage assets, and are considered to comply with the design and heritage policies listed above. As outlined above, the removal of permitted development rights would help to protect the retained historic agrarian character of the application building.

Landscape

Under policy SE 4 development will be expected to reflect the character of the area through appropriate design and management. The site lies within the Peak Fringe Local Landscape Designation. SE 4 states that within local landscape designation area, the Council will seek to conserve and enhance the quality of the landscape and to protect it from development which is likely to have an adverse effect on its character and setting. CELPS policy SE 15 states that within the Park Fringe, development that would affect the setting of the Peak District National Park will be resisted where it compromises the statutory designation and purposes of the National Park. The Development will be considered on its individual merits having regards to the type, scale and location, taking account of the Peak District National Park Landscape guidelines and characteristics of the South West Peak and the adjoining areas of the Cheshire Plain.

The proposed development is close to the boundary with the Peak Park. However, it is relatively minor in scale and relates to an existing building. As such it is not considered to result in any material impact on landscape character.

Living Conditions

CELPS Policy SE1 states that development should ensure an appropriate level of privacy for new and existing residential properties. Policy HOU12 of the SADPD states development proposals must not cause unacceptable harm to the amenities of adjoining or nearby occupiers of residential properties, sensitive users or future occupiers of the proposed development due to loss of privacy; loss of sunlight and daylight; the overbearing and dominating effect of new buildings; environmental disturbance or pollution; or traffic generation, access and parking. HOU 13 along with table 8.2 provides minimum separation distances. Policy HOU 8 requires new residential development to meet the Nationally Described Space Standards.

Due to the scale of the proposal and relationship with neighbouring properties there are no concerns with regards to impact on neighbouring residential amenity, and the proposal complies with all policies listed above relating to living conditions.

A condition has been suggested in the Environmental Protection consultation response for electric vehicle infrastructure. However, given the very limited scale of this residential extension, this condition is not considered to be necessary or reasonable in this case.

Flood Risk

The site is within Flood zone 1, and in area identified by the Environment Agency as having a low risk of flooding from rivers and seas or from surface water flooding.

Highways and Access

Policy CO1 of the CELPS considers matters of highway safety. Appendix C of the Cheshire East Local Plan identifies minimum Parking Standards for residential development in Principal Towns and Key Service Centres and for the remainder of the borough. Appendix C states that the identified parking standards will only apply where there is clear and compelling justification that it is necessary to manage the road network. Policy INF3 of the SADPD refers to highway safety and access, stating development should provide safe access to and from the site for all highway users.

There is existing parking within the site sufficient for requirements under CELPS Appendix C.

Other Matters

The site is within a groundwater source protection zone, however given the relatively minor scale of the application and its type it is not considered to conflict with policy ENV17. Part of the site lies with an ecological network restoration area, however again the relatively minor scale of the proposals does not raise significant ecological implications. There are no objections raised by Manchester Airport. There are no other material considerations that would give rise to conflict with policy.

CONCLUSION

On balance it is considered that the proposal as amended is acceptable as an exception in the Green Belt, being overall not disproportionate additions. The proposed development as amended is deemed to be in accordance with relevant policies in the development plan and there are not considered to be any other material considerations that would carry sufficient weight to refuse the application. Therefore a recommendation of approval is made, subject to conditions.

Approve subject to following conditions:

- 1. Time period for implementation – three years**
- 2. Development to be in accordance with approved plans**
- 3. Materials as application**

4. Removal of permitted development rights (classes A – E).

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chair (or in their absence the Vice Chair) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.



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