DELEGATED REPORT

FILE REFERENCE: SMD/2016/0205

MAIN ISSUES:

Green Belt;
Design considerations;
Impact on residential amenity.

PUBLICITY/REPRESENTATIONS:

Biddulph Town Council – No adverse comments subject to no neighbours valid planning concerns.
Neighbours - No comments received

CASE OFFICER ASSESSMENT:

This application relates to a site positioned on the eastern side of Top Road, Biddulph Moor, and comprises of a detached, stone built dormer bungalow which is orientated to front the highway. Access onto the site is taken off Top Road via an established driveway positioned within the southern corner of the site. A detached garage block is positioned to the south of the dwelling house with landscaped gardens located to the east and west. The site bounds agricultural fields to the north, east and south.

The application site is blanketed by a Green Belt designation and accordingly Chapter 9 of the National Planning Policy Framework (NPPF) and policy R1 of the Core Strategy are applicable to the Council's assessment of this application. Paragraph 89 of the National Planning Policy Framework (NPPF) advises that the construction of new buildings within the Green Belt should be regarded as inappropriate development. Paragraph 87 comments that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. A number of exceptions to this are sited within paragraph 89; including 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.

In accordance with Core Strategy policy R1 inappropriate development which is otherwise acceptable within the terms of policy R1, will need to be justified by very special circumstances.

The proposed scheme comprises of a first floor extension to the northern section of the bungalow in order to create 1 no. additional bedroom and a shower room. Additional accommodation is to be provided within the roof space in accordance with the existing first floor arrangement. The extension is to comprise of a hip to gable extension and incorporate in increase in the ridge height of feature gables located to the front and rear of the bungalow (1m and 500mm respectively). Local and National planning policy no longer refers to a percentage allowance that would normally be considered proportionate to the scale and proportions of the original property. However it is reasonable to use the former 30% increase allowance as a guide. The proposed development would result in a floorspace increase of 23%. Having considered the proposal in the context of the site it is not considered that the extension would appear disproportionate to, or significantly detract from, the scale and proportions of the original dwelling. This application is therefore considered to be in accordance with Chapter 9 of the NPPF and policy R1 of the Core Strategy.

Policy DC1 (Design Considerations) outlines that all development should be of a high quality and add value to the local area and also be designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and appearance, in line with the Council Design SPG. The council would normally seek to ensure that extensions appear subordinate to the host dwelling, in accordance with the Design SPG. However consideration should be given to the site setting and form of the development proposed. In this instance, the application dwelling does not occupy a highly prominent position and the scale and siting of the extension proposed would harmonise with the rural characteristics of the host dwelling. The development proposed is largely in accordance with that allowable under permitted development and the identity of the host dwelling would be retained. It is therefore not considered that the development would be detrimental to the character or appearance of the host property or wider rural locality.

The nearest neighbouring property is positioned in excess of 60m away, it is therefore not likely that the development would result in detrimental harm in terms of overbearing impact or loss of privacy. Furthermore, sufficient on site parking provision would exist within the site to serve a property of the resulting scale. This application is therefore considered to accord with policy DC1.

RECOMMENDATION:

Approve subject to conditions.

Date 25/05/2016 **Signed** _____

Lisa Howard

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____