DELEGATED DECISION REPORT

SMD/2016/0296 **Valid 07/06/2016**	**THE COTTAGE HILL TOP BROWN EDGE**	**PROPOSED DEMOLITION OF EXISTING CONSERVATORY AND CAR PORT AND ERECTION OF SINGLE STOREY FRONT AND TWO STOREY SIDE EXTENSIONS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Whether or not the proposal amounts to inappropriate development in the Green Belt.
- The impact on the character and appearance of the area and on residential amenity.

DESCRIPTION OF SITE

The site is in the open countryside and within the Green Belt and lies a short distance to the north of the built-up part of Brown Edge. It comprises a detached dwellinghouse with very large front garden/curtilage area and large garage building. The access and driveway, connected to the main road which runs along the west side boundary, divides the garden/curtilage into two. The rear boundary runs along the rear wall of the house and another residential property lies immediately to the rear of the house. The surrounding area comprises mainly open land and sporadic dwellings.

PROPOSAL

The application is for a first-floor side/front extension over an existing single-storey side/front wing to the house. There is a large existing conservatory at the end of the wing which would be removed. The original plans submitted with the application included a two-storey extension at the end of the wing in place of the conservatory and also a single-storey front extension (for the hall) and the removal of a large detached garage building. Amended plans have dropped all of those parts of the scheme leaving just the first-floor side/front extension and a new outer wall in place of the conservatory. The proposed roof ridge has also been dropped to that it is slightly lower than the main roof ridge. A side-facing proposed dormer window for the first-floor extension has also been reduced in size from what is shown on the original plans.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles

SS1a Presumption in Favour of Sustainable Development
SS6c Other Rural Areas Area Strategy
DC1 Design Considerations
R2 Rural Housing

National Planning Policy Framework

Sections 7 (Design) and 9 (Green Belts).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

08/00915. First floor side extension. Refused.
04/01280. Single-storey front extensions. Approved and built.
82/11543/OLD. First-floor side extension to provide bedroom and store. Approved and built.

CONSULTATIONS

Publicity

Site Notice expiry date: 29.7.16
Neighbour consultation period ends: 29.6.16
Press Advert: N/A

Public Comments

One letter of support has been received from a local resident.

Town / Parish Comments

No objection.

OFFICER COMMENTS

The Green Belt policies in the NPPF allow extensions to buildings where they are not disproportionate in relation to the original building. The original dwelling which appears to have been a small "two up two down" farm cottage with single-storey side offshot, has been more than doubled in size via a number of single-storey and first-floor extensions since 1978, before the Green Belt was designated and when extension restriction policies in the countryside were more lenient. Any further increase in the scale of the dwelling would make the enlargement even more "disproportionate". This was the case with the original plans. The applicant argued that the removal of the garage building would compensate for the further enlargement to the dwelling. However, this is a completely separate building and its existence is not currently harming the Green Belt or the general openness and appearance of the area. I considered its removal would not have led to very special circumstances to allow the further enlargement of the house which would have, by definition in the NPPF, been harmful to the Green Belt.

The proposal would involve the removal of a large conservatory. The original scheme would have added extensions which were cumulatively larger than the conservatory, resulting in the overall enlargement of the house. However, amended

plans have removed from the scheme the proposed hall extension and reduced the scale of the side/front extensions and dormer window. I am satisfied that the scale of development proposed in the amended plans would not exceed the scale of the conservatory to be removed and therefore would not lead to any further enlargement of the house (but would still achieve the main aim of the applicant to provide an additional bedroom). The principle of the proposal against Green Belt policies is therefore now acceptable.

With regard to the overall design of the extension and the impact on the open and rural character and appearance of the area, the dropping of the roof ridge so that it is lower than the main roof ridge of the house helps the resultant side wing of the dwelling to appear subservient to the house and not dominate it to the detriment of its character and appearance. This is in accordance with the Council's Design Guide SPG. A proposed large east-facing dormer window which dominated the roof and east elevation of the side wing has also been reduced in size and is now in accordance with the Council's Design Guide. The proposed form, design and fenestration of the resultant side wing would reflect the existing house and harmonise with it.

With regard to residential amenity, the only nearby neighbouring dwelling is to the rear (north). Only the rear wall of the house is visible from this dwelling and only the single-storey part to the side of the main rear wall would be raised in height and the proposed eaves would not exceed the existing eaves height. The resultant dwelling would not appear significantly more overbearing than is current or affect light provision to the neighbouring property. There are no rear windows proposed so therefore the level of privacy enjoyed by the neighbours would not be affected.

CONCLUSION / PLANNING BALANCE

To conclude, the amended plans would not result in the overall enlargement of the current house and are therefore not inappropriate development in the Green Belt. The design is acceptable and would not harm residential amenity.

OFFICER RECOMMENDATION :

Case Officer: Chris Johnston **Date:** 08/09/16

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council