**DELEGATED DECISION REPORT**

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| **SMD/2016/0458**<br>**Valid 22/07/2016** | **1 THE HOLLIES HIGH LANE**<br>**BROWN EDGE** | **RAISED DECKING AT THE REAR OF THE PROPERTY WITH GLASS BALUSTRADE**<br><br>**(FULL - HOUSEHOLDER)** |

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## MAIN ISSUES

- Design
- Amenity
- Green Belt

## DESCRIPTION OF SITE

This application relates to no.1 The Hollies, located within an established ribbon of development in the Green Belt. The site is positioned on the north western side of High Lane and comprises of a detached bungalow positioned centrally within the plot and a detached single garage positioned adjacent to the north east site boundary. The site is accessed off High Lane and slopes away towards the rear boundary. The immediate area is characterised by detached and semi-detached two storey dwellings and bungalows.

## PROPOSAL

Planning approval is sought for the construction of a raised decking platform that is to project 3m beyond the rear elevation of the bungalow. The decking is to measure 6m in width and sit at a height of 2m above ground level. The decking is to be served by a staircase that is to be positioned on the south western side of the structure. A glazed balustrade is to be installed at a height of 1m.

## 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
DC1 Design Considerations
T1 Development and Sustainable Transport
R1 Rural diversification

### National Planning Policy Framework

Chapter 7 Requiring good design

Chapter Protecting Green Belt land

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**
There is no site history relevant to the determination of this application.

**CONSULTATIONS**

**Publicity**

Site Notice expiry date: 02.09.2016
Neighbour consultation period ends: 21.08.2016
Press Advert: N/A

**Public Comments**

No.3 High Lane – Objection

The points raised can be summarised as follows:

- Loss of privacy to rear garden.

**Town / Parish Comments**

Brown Edge Parish Council:- No objection subject to normal planning guidelines.

**OFFICER COMMENTS**

**Principle of Development**

The application site is blanketed by the Green Belt. In accordance with policy R1 all development in the rural areas outside the development boundaries of the towns and villages will be assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside. Furthermore, appropriate development should not harm the rural character of the area.

As outlined at paragraph 89 of the National Planning Policy Framework (NPPF) the construction of new buildings in the Green Belt should be regarded as inappropriate development. However the proposal would not result in disproportionate additions over and above the site of the original building and according falls within a cited exception outlined under paragraph 89. The principle of development is therefore considered acceptable.

**Design**
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 SPG, with reference to extensions confirms that extensions should be subordinate to the existing building so that the original building dominates.

The proposed raised decking is positioned to rear of the site and would not be visible from public vantage points along High Lane. It is of a scale and lightweight form that would not appear unduly prominent or detract from the design or character of the application site or wider locality.

**Amenity**
Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The application site is bound by no.3 High Lane to the north east and open land to the south west and north west. Objection has been raised by the occupiers of no.3 High Lane in light of concerns relating to overlooking and loss of privacy. A site visit has been carried out to this neighbouring property to further consider the points raised.

Due to the positioning of the proposed decking and the garage that serves to application site and the location of the garage that serves no.3 High Lane it is noted that the proposed decking would affect the northern section of this neighbouring garden area. This neighbouring property is served by a tiered garden which offers a raised patio, lawn and associated flower beds to the south eastern half of the garden and a further lawn, pond and associated flower beds to the north western half of the garden that sits on a lower level. This area contains a summer house, trampoline and hot tub. This area of the garden is already overlooked by windows positioned within the rear elevation of the application bungalow. Nevertheless, it is acknowledged that the proposed decking would provide a greater opportunity for overlooking when in use.

The area of garden affected by the proposal would be limited to the eastern corner, which contains a summer house and trampoline.

The application site is positioned within a ribbon of residential development where a degree of overlooking is anticipated. Consideration has been given to the concerns raised. However taking account of the degree of overlooking already incurred by existing windows and the level to which this neighbouring property is to be affected, it is not considered that refusal on grounds of amenity could be sustained.

**CONCLUSION / PLANNING BALANCE**
Planning approval is sought for the construction of raised decking to the rear of no.1 The Hollies. The proposal is not considered to constitute an inappropriate form of development in the Green Belt and the scale and positioning of the development is considered acceptable in design terms. Consideration has been given to the objection raised by no.3 High Lane, however it not considered that the proposal would result in a significantly greater degree of overlooking than that currently incurred by existing windows. This application is therefore considered to adequately accord with policies R1 and DC1 of the Core Strategy and Chapters 7 and 9 of the NPPF.

**OFFICER RECOMMENDATION : Approve**

**Case Officer: Lisa Howard**
**Recommendation Date: 13.09.2016**

X B.J. Haywood

Signed by: Haywood, Ben
**On behalf of Staffordshire Moorlands District Council**