

DELEGATED DECISION REPORT

SMD/2016/0594
Valid 26/09/2016

THE OLD VICARAGE
CHEADLE ROAD
DRAYCOTT IN THE MOORS

PROPOSED SINGLE STOREY
REAR EXTENSION AND
REFURBISHMENT WORKS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Green Belt;
- Design; and
- Impact on the residential amenity of nearby properties.

DESCRIPTION OF SITE

This application relates to a site located within the parish of Draycott in the Moors. The site occupies a plot located to the east of the Parish Church of St Margaret. Agricultural land is located to the north, east and south. A public footpath runs adjacent to the northern site boundary. The application site is blanketed by the Staffordshire Green Belt.

PROPOSAL

Planning approval is sought for the construction of a single storey rear extension. The extension has been designed to take account of the topography of the site and accordingly has been divided into two distinct areas. The section of the extension that is to be located on the higher level is to project 4.5m and to provide additional living room accommodation. The section of the extension that is to be sited on the lower level will project 3.9m and is to serve as a family area that will lead from an existing kitchen, dining room. The extension has been designed to reflect the architectural design of the host dwelling and external building materials are to match the existing.

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
DC2 The Historic Environment
T1 Development and Sustainable Transport
R1 Rural Diversification

National Planning Policy Framework

Chapter 7 Requiring Good Design

Chapter 9 Protecting Green Belt Land

Chapter 12 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 17.11.2016

Neighbour consultation period ends: 26.10.2016

Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No objection.

OFFICER COMMENTS

Principle of Development

Policy SS1 requires development to contribute positively to the social, economic and environmental improvements of the Staffordshire Moorlands. In accordance with policy SS1a when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

The application site is blanketed by a Green Belt designation and is identified under policy SS6b as a Smaller Village. In accordance with policy R1 appropriate development should not harm the rural character and environmental quality of the area. In accordance with paragraph 89 of the NPPF local planning authorities should regard the construction of new buildings in the Green Belt and being 'inappropriate'. At paragraph 87 it is explained that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 89 provides a list of exceptions to this rule and includes, amongst other things, "the extension or other alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building". The proposed development will comprise of a single storey rear extension that would amount to a floorspace increase of 16.8%. Taking account of the positioning of the

proposed extension, the overall scale and massing of the development and the percentage floorspace increase it is not considered that the extension would appear disproportionate to the size of the original building. Accordingly this application is considered acceptable in principle subject to matters of detailed design and amenity.

Design

Policy DC1 requires all new development to be of a high quality and to be designed to respect the site and its surroundings; having regard to matters of scale, density, layout, siting, landscaping and character and appearance.

This application relates to a circa 1970's detached dwellinghouse positioned within a spacious plot. The site is screened from public vantage points, namely St Margarets Church and a Public Right of Way, to the north and west by a belt of mature trees. the proposed extension is to be located on the rear elevation and has been sympathetically designed to reflect the architectural character of the host dwelling. external building materials, as stated within the application, are considered to be acceptable.

The site is positioned to the east of the Church of St Margaret which is grade II* listed. In accordance with policy DC2, development which would harm or be detrimental to the special character of a heritage asset should be resisted. Taking account of the scale and positioning of the extension to St Margarets Church it is not considered that the development would cause injury to the historic integrity of this neighbouring site.

Amenity

In accordance with policy DC1, new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

A distance of circa 35m would remain between the proposed extension and the nearest neighbouring property, St Margarets Church. This distance is considered sufficient to not result in undue harm to amenity.

CONCLUSION / PLANNING BALANCE

This application seeks approval for a single storey rear extension. the proposed extension is considered to be of appropriate design and scale that would appear proportionate to the host dwelling. Due to the spacing distances included and the degree of natural screening it is not considered that the proposal would cause harm to the historic integrity of the neighbouring Grade II* listed building or to the amenity of nearby properties. Accordingly this application is considered to accord with the Staffordshire Moorlands Core Strategy and the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard

Recommendation Date: 21.11.2016

X *B.J. Haywood*

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council