DELEGATED DECISION REPORT

SMD/2016/0610 **Valid 29/09/2016**	**ROSE LEA BALL LANE** **BROWN EDGE**	**PROPOSED PARTIAL DEMOLITION OF EXISTING ROOF AND REPLACEMENT ROOF FORMING FIRST FLOOR BEDROOM WITH BALCONY AND EN-SUITE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Impact of proposed development on the character and appearance of the host building and the wider surrounding area;
- Impact of the proposed development on the openness and visual amenity of the Green Belt;
- Impact on residential amenity;
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises of a detached bungalow constructed from facing brickwork under a plain clay tile roof which occupies a rectangular plot on the south eastern side of Ball Lane, Brown Edge. An attached double garage is provided to the side of the dwelling with a tarmacadam parking area to the front. Private amenity space is provided to the side and rear of the property. The dwellinghouse occupies a fairly open and prominent position which is exacerbated by the difference in ground levels as Ball Lane falls away in a north east to south west direction. To the front and both sides of the dwelling is a drystone retaining wall which is supplemented by hedging on the north eastern and south western boundaries. There is sporadic residential development on both sides of Ball Lane with the nearest being Ball Lane Cottage a detached two storey rendered property which lies to the west of the site on the opposite side of the road and Upper Heakley Farm which lies gable end on to the highway at a higher ground level to the north east. For the purposes of the Development Plan the application site lies outside any recognised development boundary within the North Staffordshire Green Belt where restrictive planning policies apply.

PROPOSAL

This is a householder application which seeks consent to alter the roof profile over the existing garage to provide first floor accommodation in the form of an en-suite master bedroom. The application also proposes a free standing balcony at the rear.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

The Development Plan comprises of:

- Saved Local Plan Proposals Map / Settlement Boundaries (adopted 1998).
- Core Strategy Development Plan Document (adopted March 2014)
- The Minerals Local Plan (adopted December 1999) Saved Policies 2007
- Staffordshire & Stoke on Trent Joint Waste Core Strategy (adopted March 2013)

The following Core Strategy policies are relevant to the application:-

- SS1 Development Principles
- SS1a Presumption in Favour of Sustainable Development
- SS6c Other Rural Areas Area Strategy
- DC1 Design Considerations
- DC3 Landscape and Settlement Setting
- R1 Rural Housing

National Planning Policy NPPF

Chapter 7 – Requiring Good Design
Chapter 9 – Protecting Green Belt Land

Other Relevant Policy Documents
National Planning Policy Guidance
Supplementary Planning Guidance Design Guide
Landscape Character

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1977/0209 Extensions to form bedroom and study. Approved and implemented.

SMD/1978/0110 Replacement detached garage. Approved and implemented.

SMD/1995/0013 Attached double garage and alteration to access. Approved and implemented.

CONSULTATIONS

Publicity

Site Notice displayed.

Public Comments

No representations received.

Town / Parish Comments

No representations received.

OFFICER COMMENTS

Principle of Development

The application site is located within the North Staffordshire Green Belt and herein CS Policy SS6c 'Other Rural Areas Strategy' applies in that it defines the other rural areas comprising the Countryside and the Green Belt outside of the development and infill boundaries of the towns and villages.

The policy states that strict control will continue to be exercised over inappropriate development within the Green Belt allowing only exceptions as defined by government policy.

Green Belt policy is contained within the Government's National Planning Policy Framework (NPPF). Paragraph 89 of the NPPF outlines that the construction of new buildings in the Green Belt should be regarded as inappropriate and also lists the limited exceptions to this which includes:-

"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".

The NPPF defines "original building" as a building as it existed on the 1st July 1948, or if constructed after 1 July 1948, as it was original built. A review of the planning history shows that the "original dwelling" comprised of a modest pitched roof bungalow which sat gable end onto the highway. The original dwelling had a floor area of circa 84.15 square metres.

An application in 1977 added a bedroom and study (now shown as a bedroom and dining room on the submitted floor plans). A subsequent application in 1995 added the existing double garage and hall way arrangement. Whilst there are no submitted plans for the modest hipped roof kitchen extension this is clearly an extension to the original building. Cumulatively the additions and extensions added to the original property to date extend to some 101.08 sq mtres (bedroom & dininring room 31.76 sq metres, kitchen 9.28 sq metres, garage and hallway 54.04) and represent a increase in excess of 120% over and above the size of the original dwelling.

With the exception of the proposed balcony the proposed roof alterations would not result in any further enlargement of the footprint of the dwelling. It would however result in a substantial increase to the overall bulk and mass of the building especially when viewed from Ball Lane looking south west. This calculation clearly demonstrates that the proposed development would when combined with previous additions result in a further disproportionate addition and result in an even great harm to the openness of the Green Belt and a greater breach of Green Belt policy, completely undermining the purpose of Green Belt policy in protecting openness.

In addition the design of the proposal is unacceptable. The provision of a large flat roof at the rear of the building introduces an incongruous and visually alien form of development which is at odds with the simple character and appearance of the existing building. Furthermore, the use of uPVC cladding introduces a material which is not in keeping with the simple palette of materials found on the existing property.

Para 87 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. No special circumstances have been advanced in support of the application.

Residential Amenity
The proposed development is not considered to adversely affect the amenity of any of the surrounding residential properties. The property most affected by the proposed development would be Upper Heakley Farm. However this property, a detached two storey farmhouse, lies some 50metres to the north east and due to the rising ground levels at a much higher level.

Highway Safety
The proposed development is not considered to be detrimental to highway safety. The existing garage provision is to be retained as part of the proposal and could if required be secured via a suitably worded condition. Whilst the proposal would result in the creation of a further bedroom taking the total from 3 to 4 the Council's adopted car parking standards would not require any additional provision.

Conclusion & Planning Balance
The proposed development would by virtue of its size, scale, form, design and materials result in an incongruous and disproportionate addition which would be harmful to the character and appearance of the host building which has already been substantially extended. The proposal is therefore considered to amount to inappropriate development in the North Staffordshire Green Belt that is by definition harmful to the Green Belt and its openness and visual amenity. The Council does not consider that there are any very special circumstances that could outweigh the harm to the Green Belt or the implementation of Green Belt policy. The proposal would therefore not comply with the Council's Core Strategy or its adopted supplementary planning guidance ""Design Guide" or the government's Green Belt policy contained in the NPPF. The application is accordingly recommended for refusal.

RECOMMENDATION

That planning permission be REFUSED on grounds of excessive size and scale, poor design and inappropriate materials.

Informative(s)
It is considered that the proposal is unsustainable and does not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such fundamental concerns and thus no amendments to the application were requested.

Case Officer: Teresa Critchlow
Recommendation Date: 24/11/2016

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council