DELEGATED DECISION REPORT

SMD/2016/0714	**WREKIN EDGE THE AVENUE STANLEY**	**INTERNAL ALTERATIONS TOGETHER WITH A LOFT CONVERSION**
Valid 14/11/2016		**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a parcel of land to the south of The Avenue, Stanley Moor; a cul de sac situated within a semi rural location within designated Green Belt land.

The parcel of land contains a two storey dwelling 'Wrekin Edge' and associated amenity space to the front and rear. The property is considerably larger than the neighbouring properties on the street and is set back from the highway (17m) in comparison with the neighbouring properties adjoining The Avenue (8m). The property is sat on a slope resulting in a higher ground level at the rear of the property and a lower ground floor which cuts in to the slope from the front.

The site is bounded to the west by a two storey semi detached property 'Hilstan'; to the east by a large detached property 'Heatherstones'. The front elevations face The Avenue to the north whilst to the south of the site lies open countryside.

PROPOSAL

The proposed development is for internal alterations and a loft conversion to the main dwelling. As shown on the submitted plans the proposed loft conversion would see the introduction of a dormer window into the front elevation of the property which would result in a roof height of 3.5m from the eaves of the existing dwelling. The overall height of the ridge line of the existing dwelling is currently 4.3m from the eaves.

The proposed conversion is also shown to introduce two dormer windows to the rear elevation. The first dormer mirrors that of the front elevation which has a height of 3.5m from the eaves of the existing ridge line. The second proposed dormer is smaller at 1m above the eaves.

The submitted application form states that the proposed materials and finish of the loft conversion would be render and timber with the windows being a grey UPVC. The roof is proposed to be constructed of tile to match the existing roof material.

As shown on the submitted existing and proposed plans the internal alterations sees the replacement of the bedroom and sitting room areas at the lower ground floor level with a kitchen and dining area.

At first floor level, the existing kitchen area is shown to become a utility/laundry room with one of the bedrooms becoming a study. The proposed loft conversion is shown to comprise a master bedroom with en-suite bathroom; a second bedroom with en-suite bathroom; and a separate storage area.

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

National Planning Policy Framework

Achieving Sustainable Development
Requiring Good Design – Chapter 7
Protecting Green Belt land – Chapter 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no relevant planning history associated with this site.

CONSULTATIONS

Publicity

Site Notice expiry date: 25th December 2016
Neighbour consultation period ends: 7th December 2016
Press Advert: N/A

Public Comments

No Public Comments have been made in respect of this application

Town / Parish Comments

Bagnall Parish Council (5th December 2016) – Support application

OFFICER COMMENTS

Principle of Development

The site is situated within designated Green Belt land as shown on the adopted core strategy proposals map and within the curtilage of the property existing use as a residential dwelling. I therefore the consider that the principle of development is acceptable subject to accordance with restrictive policies within Chapter 9 of the NPPF, and relevant policies referring to design and amenity within the adopted Core Strategy.

Green Belt

Paragraph 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.

Paragraph 89 of the NPPF sets out the a list of development forms which are exceptions to Paragraph 87. This 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 submitted plans show a modest loft conversion which does not extend beyond the ridge line of the existing roof. I consider that the proposal is of a scale which is in keeping with the large existing dwelling and therefore accords with Paragraph 87 and Paragraph 89 of the NPPF and as such constitutes sustainable development with regards to restrictive green belt policies.

Design

Policy DC1 of the adopted core strategy requires that all development should be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. In particular, development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area.

Chapter 7 of the NPPF highlights the importance of good design, that it is indivisible from planning and a key component of achieving sustainable development.

The existing dwelling is of a contemporary design which is different to neighbouring properties on The Avenue. The existing brick work is of sand stone colour appearance with all fenestration finished in white UPVC.

I consider that the design of the proposed development, whilst different from the main dwelling, will not detract from the overall character and appearance of the street scene, due to its rather different and contemporary nature in comparison to other properties. The design is creative and of a high quality. Due to the main dwelling being set back from the highway I do not consider that the conversion will

intrude into the street scene. As such I consider that the application complies with policy DC1 of the adopted core strategy.

The proposed materials comprise tile, render, timber boarding and uPVC, all of which are evident in the street scene apart from the timber boarding which would introduce an alien feature in this location. It is therefore proposed that a condition should be imposed removing the use of this material.

I consider that the application represents sustainable development with regards to design in the context of policy SS1a of the core strategy and paragraph 14 of the NPPF.

Amenity

Policy DC1 of the adopted core strategy states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Paragraph 17 of the NPPF sets out twelve core planning principles which should underpin both plan making and decision taking. One such principle is that planning should always seek to secure a high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The proposed plans show that the dormer window on the front elevation will incorporate an extension of this window above the eaves of the main dwelling. The same is proposed for the rear elevation. No further additional windows are proposed.

The residential property facing the front elevations of the main dwelling is situated 33m to the North West. At this distance it is not considered that the proposed, relatively minor alterations to the fenestration on the front elevation will result in any adverse impact with regards to residential amenity.

Due to the property being set back from the other neighbouring properties and there being no properties to the rear, the proposed dormer windows on the rear elevation will not result in any adverse impacts with regards to residential amenity for current or future occupiers of any neighbouring property.

Based on the above I consider that the proposal will not result in any significant adverse impacts in respect of residential amenity for any neighbouring property and therefore complies with policy DC1 of the adopted core strategy and paragraph 17 of the NPPF. I consider that the application represents sustainable development with regards to amenity in the context of policy SS1a of the core strategy and paragraph 14 of the NPPF.

CONCLUSION / PLANNING BALANCE

The application seeks permission for a loft conversion comprising the introduction of dormer windows to the front and rear elevations of ‘Wrekin Edge’, The Avenue, Stanley and internal alterations to the existing layout.

The site is situated within the Green Belt and is subject to restrictive policies as listed at footnote 9 to paragraph 14 of the NPPF set out within Chapter 9 of the NPPF. The proposal has been judged to accord with paragraph 89 of the NPPF and is not inappropriate development.

The design of the proposal is a contemporary which mirrors the existing design of the main dwelling. Due to the property being set back a considerable distance from the highway in comparison to neighbouring properties, the proposed development will not intrude into the street scene, subject to conditions relating to materials.

The proposed development will not result in any adverse impacts with regards to residential amenity.

In conclusion, the application has been assessed against all relevant local development plan policies and material considerations including the NPPF. The proposal has been judged to accord with all relevant local plan policies and restrictive green belt policies as set out in Chapter 9 of the NPPF.

As such I am satisfied that the application represents sustainable development and in the context of paragraph 14 of the NPPF, should be approved subject to appropriate conditions being attached.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 6th January 2017

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council