

DELEGATED DECISION REPORT

SMD/2016/0747
Valid 01/12/2016

1 WHITEHOUSE END
COTTAGE TOWER HILL
ROAD
MOW COP

PROPOSED 2 STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Green Belt
- Design and Layout
- Neighbour amenity
- Highway safety

DESCRIPTION OF SITE

This application relates to a traditional stone end cottage situated in a row of three properties in a rural setting on the south side of Tower Hill Lane. Apart from the other cottages in the row there are no other immediate neighbours. The site is located within the North Staffordshire Green Belt. The property has a small garden at the front onto Tower Hill Lane whilst to the rear it has a large lawn area beyond which is open countryside.

PROPOSAL

This application details a two storey extension to the rear of the property. The proposed accommodation would comprise a family room/kitchen with two new bedrooms above.

The scheme was amended during the course of the application whereby the rear projection of the extension has been reduced from 5m to 3.5m, as amended. The width of the extension would be 6.3m, its eaves height would be 4.3m and its ridge height would be 5.7m. The roof design comprises a double pitched roof. Materials used in construction would comprise rendered walls with stone quoins and a blue or grey tiled roof above.

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
DC3 Landscape and Settlement Setting

T1 Development and Sustainable Transport
R1 Rural Diversification

National Planning Policy Framework

Paragraphs 6-17 Achieving Sustainable Development
Paragraphs 56-58 Requiring Good Design
Section 9 Protecting Green Belt Land

Other Material Considerations

Staffordshire Moorlands Space About Dwellings Supplementary Planning Guidance (SPG)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 12/01/2017
Neighbour consultation period ends: 22/12/2016
Press Advert: N/A

Public Comments

No comments received.

Biddulph Town Council Comments

No adverse comments subject to no neighbour valid planning concerns.

The Coal Authority

The application site does fall within the Development High Risk Area; however the planning application is for householder development only. There is no requirement for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted. It is necessary to include The Coal Authority's Householder Informative Note within the decision notice (if recommended for approval).

Staffordshire County Council Highways

No objections.

OFFICER COMMENTS

Green Belt

The site is situated within designated Green Belt land as shown on the adopted core strategy proposals map. Policy SS6c comments that within such areas development will be limited to that which meets an essential local need, supports rural diversification and promotes sustainable tourism.

Core Strategy policy R1 comments that appropriate development should not harm the rural character and environmental quality of the area. Where new building is proposed, development should have minimal impact on the countryside. Policy R2 outlines what forms of development will be permitted in the rural areas outside of the settlement and infill boundaries of the towns and villages. Amongst other things, this includes extensions to existing dwellings provided that are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.

Policy R2 is consistent with paragraph 89 of the National Planning Policy Framework where it is regarded that the extension of a building is considered an exception to inappropriate development, provided that the development does not result in disproportionate additions over and above the size of the original dwellinghouse. Neither the Core Strategy nor the NPPF provide a definition of what is regarded as being 'disproportionate' for the purposes of Green Belt policy; however previous policy guidance considered a development resulting in a 30% increase in the size of the original building as being acceptable. Consideration is also given to matters of massing, height, siting, volume and floorspace.

The scheme has been amended such that the proposed extension would project 3.5m from the rear of the building rather than 5m as originally submitted. The volume of the original cottage has been calculated as 214m³ and this would increase with the addition of the extension to 325m³, which represents an increase of 51% on the original. Whilst this is above the 30% figure usually considered to be acceptable, given the siting of the proposal at the rear of the building, the fact that it would not project beyond the rear building line of the attached neighbouring property (No. 2 Whitehouse End Cottage), and its subordinate relationship to the original cottage, it is considered that the proposal would not be harmful to the openness of the Green Belt. In reaching this conclusion, I am mindful that a two storey rear extension of only slightly smaller dimensions could be added to this property utilising permitted development rights under Class A of the General Permitted Development (Order) 2015.

As amended, the proposed extension would not result in a disproportionate addition to the original building and is therefore acceptable in principle in Green Belt terms. The proposal is would not be harmful to openness and does not conflict with the five purposes of Green Belt as set out in Paragraph 80 of the NPPF.

Layout and Design

Policy SS1 of the Staffordshire Moorland adopted Core Strategy promotes development which maintains the distinctive character and Staffordshire Moorlands, its individual town and villages and their setting.

Policy SS1a reflects the overall objective of the National Planning Policy Framework

(NPPF) of taking a positive approach that reflects the presumption in favour of sustainable development.

Policy DC1 sets out a list of criteria that new development should meet to ensure good design. 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; and should be designed to respect the site and its surroundings. NPPF Paragraph 17 sets out a list of core planning principles that the planning system ought to play. One principle is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Chapter 7 of the NPPF (Paragraphs 56-68) highlights the importance of good design and that it is a key aspect of sustainable development.

The proposal is considered acceptable from a design perspective. As noted above its scale and proportions reflect the existing and are considered subordinate to the existing building. The proposal would be sited at the rear of the property where its overall impact on the visual amenities of the area would be minimal. The extension would be finished in rendered walls with stone quoin detailing and slate roof above to reflect the character of the original building. Whilst the existing property is of a traditional natural stone finish, there is evidence of render finishes elsewhere in the immediate vicinity including to the gable end of No. 3 Whitehouse End Cottage.

Neighbour 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 a list of twelve core planning principles that should underpin plan making and decision taking. One such principle is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The main impact would be upon the attached neighbouring property, No. 2 Whitehouse End Cottage. Whilst this neighbouring property is attached to the application property, it is set back from the latter such that it presents a large, blank gable wall to the rear garden of the application site and the proposed extension would not project beyond the rear wall of the neighbour's property. As such, this neighbour would not be adversely affected in terms of loss of light or overbearing impact. Any overlooking which may occur from the windows in the rear elevation of the proposed extension towards the neighbour's rear garden would be at an oblique angle and not intrusive.

In summary, the impact on neighbouring amenity is considered acceptable.

Highway Safety

The application does not propose any alterations to the public highway nor does it

seek to alter the existing private driveway to the property. As such I am satisfied that the application will have no adverse impacts upon highway safety and complies with policy T1 of the adopted Core Strategy.

CONCLUSION / PLANNING BALANCE

The application site is located within the North Staffordshire Green Belt where an extension to the building is not inappropriate development provided that the extension does not result in disproportionate additions over and above the size of the original dwelling. Given the receipt of amended plans and reduction in scale of the proposed extension, it is considered that the proposed development would not result in a disproportionate addition to the original dwelling and the principle of development is therefore considered acceptable.

The proposed development is considered to reflect the principles of good design and will not have any adverse impacts upon the residential amenity of neighbouring properties or highway safety, thereby complying with policies SS1, SS1a, DC1, and T1 of the adopted Core Strategy.

There have been no objections received from statutory consultees or members of the general public.

The application is considered to accord with relevant policies contained within the local development plan and is sustainable development. In line with paragraph 14 of the NPPF this application should be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Mark Ollerenshaw
Recommendation Date: 02/02/2017

X *B.J. Haywood*

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council