

DELEGATED DECISION REPORT

SMD/2016/0816
Valid 28/12/2016

WEST VIEW
KNYPERSLEY HALL
HARLECH DRIVE
BIDDULPH

SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impacts upon the Green Belt
- Impacts upon Heritage Assets
- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a parcel of land to the south of Biddulph, outside of the settlement boundary and within designated Green Belt land. Knypersley Hall is a Grade II* Listed Building which has been split into separate residential units ('Westview' and 'Eastview'). The part of Knypersley Hall subject to this application is 'Westview', together with associated ancillary amenity space, and a private driveway which is accessed from Harlech Drive to the north.

The site is bordered by open agricultural land to the south and west; a playing field to the south east; and residential development which make up the fringes of Biddulph to the north and north east.

PROPOSAL

The application seeks permission for a single storey rear extension. The submitted elevation plans (Drawing No: 2016-2152-04) shows that the proposed dimensions of the development as extending 8.35m beyond the rear elevation; a width of 6.0m and the height to the ridge line as 5.7m. A chimney is also proposed as part of the extension. When taking this into account, the overall height measures 6.35m.

The north western elevation of the extension is characterised by a set of double doors which opens out into the amenity area, and a single sky light in the roof. The south west elevation will incorporate two windows of a similar style of the main dwelling. No fenestration is proposed for the south east elevation.

The submitted application form states that the roof will be made of slate to match the existing materials of the main dwelling. The material of the exterior walls is proposed to be render which also matches the exterior walls of the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

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|---|-----------------|
| Achieving Sustainable Development | Paragraphs 1-18 |
| Requiring Good Design | Chapter 7 |
| Protecting Green Belt Land | Chapter 9 |
| Conserving and enhancing the historic environment | Chapter 12 |

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

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|---------------|--|
| SMD/1978/1507 | Formation of two self-contained flats (Approved) |
| SMD/2007/0029 | Refurbishment works to listed building (Refused 19/04/07) |
| SMD/2007/0277 | Conversion of building to three dwellings and sub division of domestic curtilage (Approved 26/09/2007) |
| SMD/2007/0486 | Internal and external alterations to listed building (Approved 07/11/07) |

CONSULTATIONS

Publicity

Site Notice
Neighbour consultation period ends: 9th February 2017
Press Advert: 1st February 2017

Public Comments

At the time of writing no comments have been received in respect of this application

Town / Parish Comments

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| Biddulph Town Council (25 th January 2017) | Approve subject to materials being in keeping |
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Historic England

Having considered the proposals Historic England would have no objection in principle to a modest extension in this location. We are therefore happy in this instance to defer to your conservation specialist adviser with regard to the details of the proposals.

Your authority should take these representations into account in determining the applications. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decisions in due course.

Conservation Officer

The special interest is derived primarily from the building's connection with Bateman and the main formal part of the 18th century dwelling at the front which contains significant architectural features externally and internally. This application relates to the rear, former service wing which has been substantially altered prior to the Listing of the building and was last used as bedsits.

The application proposes the addition of a single-storey extension to provide a family room with bedroom above. It is modest in its proportions, attached via a glazed link and replicates the materials and form of the existing building. No detrimental impact on the special interest of the Listed Building.

OFFICER COMMENTS

Principle of Development

The site is situated within designated Green Belt land and is also a Grade II* Listed Building. As such the application is subject to restrictive policies set out within Chapters 9 and 12 of the NPPF respectively, as listed at footnote 9 to paragraph 14 of the NPPF. The presumption in favour of sustainable development is therefore not engaged.

As such the development is acceptable in principle if it can meet the policy tests set out within Chapters 9 and 12 of the NPPF and complies with all relevant local development policies within the adopted core strategy.

Impact upon the Green Belt

Paragraph 87 of the NPPF highlights that as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 88 of the NPPF goes on to states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Paragraph 89 of the NPPF states that local authorities should regard the construction of new buildings as inappropriate development, before going on to list exceptions to inappropriate development. One such exception is "*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 proposed development is a single storey rear extension which is subordinate to the main dwelling and is relatively modest in scale when seen in the context of the

main dwelling. As such it is considered that the application constitutes a proportionate extension and therefore complies with paragraph 89 of the NPPF. As such it is considered that appropriate development and, is therefore acceptable in principle, and complies with paragraphs 87 and 88 of the NPPF.

Impact upon Heritage Assets

Policy DC2 of the adopted Core Strategy seeks to safeguard and where possible enhance the historic environment by resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance, and by promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance.

Paragraph 132 of the NPPF sets out how a local authority should consider the impact of a proposed development on the significance of a designated heritage asset. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 133 of the NPPF states that where a proposed development will lead to substantial harm, local authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve public benefits that outweigh that harm or loss.

Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

The proposed development is of a modest scale when seen within the context of the main dwelling, and has been designed in such a way which compliments the Grade II* listed building. The consultation comments from Historic England and the Conservation Officer have no objections to the proposal.

I consider that the proposed development will lead to less than substantial harm within the context of paragraphs 132-134 of the NPPF and preserves the overall character and appearance of the listed building. I therefore consider that the application accords with policy DC2 of the adopted core strategy, has met the restrictive policy test set out within Chapter 12 of the NPPF.

Design

Policy DC1 of the adopted Core Strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance; 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 highlights twelve principles that should underpin both plan-making and decision taking. One such principle is that planning should always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings

Chapter 7 of the NPPF highlights the importance of good design, that good design is indivisible from planning and should contribute positively to making places better for people.

The proposed rear extension has been designed in such a way which compliments the main dwelling and is in keeping with the overall character and appearance of the historic asset. The submitted application form highlights that the proposed materials will match those of the existing dwelling. Comments from Historic England and the Conservation Officer have no raised any objection with regards to the design of the proposed development.

Given the above, I consider that the proposed development represents high quality design which respects the existing character and appearance of the listed building and its setting. As such the application accords with policy DC1 of the adopted core strategy, and relevant design policies within the NPPF. .

Amenity

Policy DC1 of the adopted Core Strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance; 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 highlights twelve principles that should underpin both plan-making and decision taking. One such principle is that planning should always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings

The eastern part of Knypersley Hall is the nearest neighbouring property and is the only property that has the potential to be adversely affected by any aspect relating to residential amenity. The gable end elevation which faces the proposed development

has no fenestration. Further, the south eastern elevation of the proposed rear extension does not propose any fenestration. As such there is no potential for any adverse impacts with regards to residential amenity, and therefore the application complies with policy DC1 of the adopted core strategy and paragraph 17 of the NPPF.

The proposed development constitutes sustainable development with regards to amenity within the context of paragraph 14 of the NPPF.

CONCLUSION / PLANNING BALANCE

The application seeks permission for a single storey rear extension on the 'West View' part of Knypersley Hall; a Grade II* listed building located on the southern fringes of Biddulph outside of the settlement boundary within the Green Belt.

It has been considered that the proposed dimensions of this extension are proportionate to the main dwelling and as such is not inappropriate development within the context of paragraphs 87-89 of the NPPF.

It has been considered that the proposals have been sensitively designed to respect the existing character and appearance of the listed building, with the proposed materials set to match the existing building. As such it has been determined that the proposal will result in less than substantial harm to the listed building within the context of paragraphs 132-134 of the NPPF.

It has been found that the proposal will not result in any adverse impacts with regards to residential amenity.

In conclusion, I consider that the application has met the restrictive policy tests relating to Green Belt land and Historic Assets, set out within Chapter 9 and Chapter 12 of the NPPF respectively. The proposed development is considered to represent sustainable development and complies with all relevant local development plan policies. There are no adverse impacts which either significantly or demonstrably outweigh the benefits to the scheme and as such permission should be granted subject to appropriate conditions.

OFFICER RECOMMENDATION:

Case Officer: James Stannard

Recommendation Date: 22nd February 2017

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

