TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING STATEMENT



Site: Clewlow Bank House, Hill Top, Brown Edge, Staffordshire, ST6 8TY

Proposal: Full application for two storey rear extension and replacement front porch (resubmission of planning ref. SMD/2015/0322)

Applicant: Mr Jonathon Beaumont

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Reference: TI/1

Knights Professional Services Limited
The Brampton
Newcastle under Lyme
Staffordshire
ST5 0QW

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1. INTRODUCTION

1.1 This planning statement has been prepared to accompany a full planning application by Mr J. Beaumont ('the applicant') for a two storey rear extension and a replacement porch ('the proposal') to the property known as Clewlow Bank House, Hill Top, Brown Edge, Staffordshire, ST6 8TY ('the application site').

1.2 The site is located to the north of Brown Edge village and lies within the North Staffordshire Green Belt and Area of Special Landscape. The site itself comprises a detached two-storey dwelling which currently features a two-storey flat-roofed rear extension. The house is modest in nature and has a total gross external floor area of approximately 110m^2 over two floors.

1.3 This scheme proposes a two storey rear extension to the existing Clewlows Bank House, which would encompass the existing two-storey extension to provide a larger kitchen and dining area extension to the rear of the dwelling, a lobby, W/C toilet and utility room. The first floor would allow an increase in size in one of the existing bedrooms and bathroom, and would add a master bedroom with en-suite. The extension would be set back from the side elevation of the original dwelling in order to appear subservient to the original dwellinghouse. The elevation facing towards the road would feature a secondary entrance door and two small windows at ground floor level and two small dormer windows above, whilst the rear elevation comprises a small set of three bi-folding doors at ground floor level and a Juliet balcony above. The proposed porch would replace the existing porch which is located on the southern elevation of the building and would be constructed of an open timber framed structure and tiled roof.

1.4 This application is a resubmission of the planning application ref. SMD/2015/0322 (two storey rear extension with Juliette balcony and alterations to the front porch) which was refused on 29 July 2015. The decision notice and delegated report for this application are contained within Appendix A. The grounds for refusal were set out as follows:

1. Representing in effect a doubling in the size of the original property the proposal is inappropriate development in the Green Belt and contrary to the Government's policy for Green Belt: very special circumstances are not identified and the size and form of the additions are disproportionate over and above the original building. As such the proposal is contrary to Policy SS6c(6) of the Core Strategy as it is contrary to NPPF Chapter 9.

2. In design: the narrow lean-to ground floor east elevation running the full length of the extension, the bi-folding doors, the large first floor gable window and Juliette balcony and the numbers and juxtaposition of the dormers are all found either variously or taken together to be discordant features at odds with the property and the vernacular of the area and as such contrary to the Council's Design Principles SPD and policies SS1, SS6c, DC1 and DC3. The proposal is contrary to the Core Planning Principles of the NPPF in particular principles 4 and 5 and contrary to the NPPF requirements for Good Design (Chapter 7). This reason is further supported by the Council's Landscape and

Settlement Character Assessment which identifies suburbanisation of the locality's buildings to be a particular planning issue.

1.5 This statement demonstrates that the proposal would conform to the development plan and the National Planning Policy Framework. The planning application is also accompanied by the following architectural drawings:

- Location Plan;
- Existing and Proposed Floor Plans;
- Existing Elevations; and
- Proposed Elevations.

1.6 It is considered that in light of the relevant planning history and local and national policies, this planning application does comply with guidance contained within the Staffordshire Moorlands Core Strategy policies, Design Principles SPG and policies contained in the Framework relating to Green Belt land, and therefore should be considered acceptable in principle in accordance with the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004.

2. SITE AND SURROUNDINGS

2.1 The application site is located to the north of Brown Edge village, which lies south of Biddulph Moor. The site comprises a detached two-storey cement rendered property which stands side-on to the Hough Hill Road. The dwelling sits on a plot which is approximately 0.1 hectares and features private garden space to the north and south. The property is orientated with its side elevation facing toward to the road which results in its principal elevation facting southwards. The property has a two storey flat-roofed rear extension which is also cement rendered. The original house is modest in nature with two ground floor rooms and two first floor rooms ('two-up-two-down' layout) whilst the rear extension provides a small kitchen area and a bathroom and would have been added to provide the building with essential facilities). The developed ground plan area of the original house is approximately 55m^2 and the total floor area is approximately 110m^2.

2.2 The site is located within the North Staffordshire Green Belt and an Area of Special Landscape as highlighted in Figure 1 below. The Landscape and Settlement Character Assessment for Blythe Bridge & Forsbrook and Brown Edge places the site in the Gritstone Uplands Landscape Character Type.

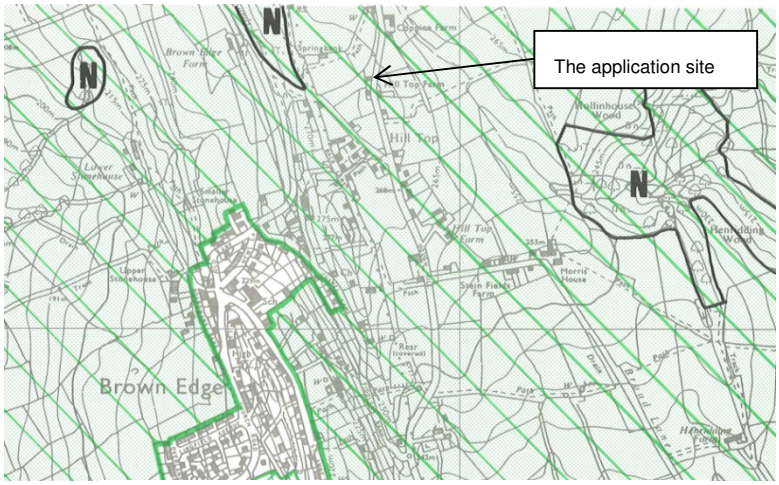


Figure 1. Extract from Local Plan 1998 Proposals Map

3. THE PROPOSAL

3.1 This planning application seeks to erect a two storey rear extension and front porch to the existing Clewlows Bank House. This proposal has been designed to overcome the previously refused planning application (ref. SMD/2015/0322) which considered the proposed rear extension to result in disproportionate additions to the building and be out of keeping with the vernacular of the surrounding area. The previous reasons for refusal have informed this proposal and as a result, significant alterations and improvements to the design and scale have been made. The proposed extension would be constructed on the north (rear) gable of the existing dwelling and would add 58.72m^2 to the gross external floor area of the existing dwelling, increasing the total floor area of the dwelling from 110.24m^2 to 168.96m^2.

3.2 The proposed extension would be set back from the original dwelling by 3 metres. When face-on approaching the principal frontage of Clewlows Bank House from the road, the extension would not be seen as it would sit behind the rest of the building. The extension would only be visible when viewed directly side-on from the roadside. However as it would be set back from the original dwelling, it would appear subservient to the rest of the property.

3.3 The side elevation of the extension would feature an entrance door and two small windows at ground floor level (the previous bi-folding door has been removed in this scheme) and two small dormer windows above (dormer windows have been reduced in number and in size compared to those proposed in SMD/2015/0322). Although the eaves height of the extension would meet the roof height of the dwelling, the proposed extension no longer features the lean-to roof element above ground floor level, which simplifies the design and would make the overall extension appear less dominant in the street scene.

3.4 The proposed rear elevation comprises a small set of bi-folding doors at the ground floor and a Juliet balcony at the first floor. Their inclusion in the previous scheme forms part of the reasoning for the second reason of refusing planning application SMD/2015/0322, however on balance, it is considered that these features are acceptable given the wider improvements to the scheme in terms of reduction in overall scale and would enable the future occupants to appreciate the considerable views on offer to the north of the site.

3.5 The existing floor plans highlight that at present the dwelling is modest featuring only three rooms at ground floor level; a lounge and dining room, with an additional small kitchen extension to the rear. The proposed floor plans would essentially result in a more meaningful and usable kitchen and dining area extension to the rear, with the current kitchen space being converted to a lobby where a W/C toilet and a utility room could be accessed from. The two rooms at the front of the dwelling would both provide daytime living accommodation.

3.6 At first floor level, the existing layout comprises modest sized bedrooms, a very small ‘box bedroom’ and a small bathroom. The proposed first floor layout would keep the two bedrooms at the front of the dwelling as extant, and would increase slightly the size of the third bedroom and bathroom. The main part of the rear extension would comprise a master bedroom with an en-suite bathroom.

3.7 The proposed porch would replace the existing porch which is located on the southern elevation of the building and would be constructed of a timber framed structure and tiled roof. This element of the scheme is identical to that proposed in planning application SMD/2015/0322.

3.8 Access arrangements are not affected by the proposal.

4. PLANNING HISTORY

4.1 The site has one previous planning application which is set out below. This planning application is a resubmission of the below planning refusal. The decision notice and officer's delegated report can be found in Appendix A.

Reference	Description	Decision & Date
SMD/2015/0322	Two storey rear extension with Juliette balcony and alterations to the front porch	Refused 29 July 2015

5. THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 contains the only guidance in planning law as to how the balance of decision making is to be tackled, which states the following:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

5.2 In accordance with the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the relevant development plan policies are considered to be those discussed in the following paragraphs.

Development Plan

5.3 The development plan for Staffordshire Moorlands is the Core Strategy Development Plan Document which was adopted in March 2014. The Site Allocations Development Plan Document is currently in the process of being prepared. A public consultation on the site options and development boundaries was held between 6 July - 14 September 2015. Once adopted, this will form a single comprehensive local plan for the plan period up to the year 2031.

5.4 Relevant policies to this development which are contained within the Core Strategy are outlined below:

5.5 SS1 DEVELOPMENT PRINCIPLES: The Council will expect development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering a mix of types and tenures of quality, affordable home to meet the needs and aspirations of the existing and future communities. Development should protect and enhance the natural and historic environment of the District and its surrounding areas both now and for future generations. Development should secure high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions. All development proposals will be considered in the context of the District-wide Spatial Strategy and with regard to both its direct and indirect cumulative impact over the longer term.

5.6 SS6C OTHER RURAL AREAS AREA STRATEGY: The other rural areas comprise the countryside and the Green Belt outside of the development and infill boundaries of the towns/villages. These areas should provide development to meet essential local needs, sustain the rural economy, enhance and conserve the quality of the countryside, regenerate underused major developed areas in the countryside, enhance tourist opportunities and maintain the Green Belt within Staffordshire Moorlands. In terms of enhancing and conserving the quality of the countryside, the LPA should give priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape.

5.7 D1 DESIGN CONSIDERATIONS: 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 line with the LPA's Design SPD. New development should be of high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area. It 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.

5.8 D3 LANDSCAPE AND SETTLEMENT SETTING: The Council will protect and enhance local landscape and the setting of settlements by resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement and important views into and out of the settlement. The Council should support development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character Assessment. Opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape will be supported.

5.9 R1 RURAL DIVERSIFICATION: All development in the rural areas outside the development boundaries of the towns and villages will be assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside, promotes the sustainable diversification of the rural economy, facilitates economic activity, meets a rural community needs and sustains the historic environment. Appropriate development should not harm the rural character and environmental quality of the area by virtue of scale, nature and level of activity involved. Within the Green Belt, inappropriate development which is otherwise acceptable within the terms of this policy will still need to be justified by very special circumstances.

5.10 R2 RURAL HOUSING: Extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.

The National Planning Policy ('the Framework')

5.11 At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision-taking (paragraph 14). For decision-taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
    - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
    - Specific policies in this Framework indicate development should be restricted.

5.12 Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay.

5.13 Core Planning Principle 4 (paragraph 17) states the LPA should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

5.14 Core Planning Principle 5 (paragraph 17) states the LPA should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.

5.15 Paragraph 57 states it is important to plan positively for the achievement of high quality and inclusive design for all development. Paragraph 58 continues on this point stating, development should optimise the potential of the site to accommodate development and be visually attractive as a result of good architecture and appropriate landscaping.

5.16 Paragraph 59 confirms local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

5.17 Paragraph 61 highlights that although visual appearance and the architecture of individual buildings are very important factors, securing high quality design and inclusive design goes beyond aesthetic considerations. Planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

5.18 Chapter 9 highlights that the Government attaches great importance to Green Belts. Paragraph 87 defines inappropriate development as development harmful to the Green Belt

and should not be approved except in very special circumstances. When considering any planning application, LPAs 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. LPAs should regard construction of new buildings as inappropriate. Exceptions to this are 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.

Design Principles SPG

5.19 Siting and relationship is the most important consideration in assessing a proposed dwelling or extension in the open countryside. All proposed dwellings and extensions will be assessed in the context of their surroundings so that the development is both appropriate and respects the scale, proportions and character of the area. When siting a new extension, the most important principle is to avoid dominating the main frontage and the extension should be subordinate to this and to the building as a whole.

5.20 Extensions should be subordinate to the existing building so that the original building dominates. The size and shape of the extension should respect the height and proportions of the existing house to ensure the new addition fits neatly with the old. In order to achieve this secondary appearance, the ridge height of the extension should be lower than the existing, certainly no higher. The most appropriate way in which to tie in a side extension is to set it back slightly from the front elevation in order to avoid unsightly bonding of old and new brick on the same plane. Generally, it would not be acceptable to extend in front of, or along the building line, unless design benefits accrue and neighbours are not disadvantaged. Furthermore, extensions should integrate with the original building by the use of similar detail and materials.

5.21 When considering extensions, the aim should be to match the existing wall and roof materials and where these are no longer available to obtain a sample which is as near a match as possible. Throughout the rural area, the use of natural materials will be encouraged. These may be new or reclaimed.

5.22 Where dormer windows are appropriate, they should be as small as possible and sited discreetly. Dormers should be closely related to the scale and positioning of the existing windows and to each other. They should also be closely related to the traditional pattern i.e. aligned in columns to maintain solidity of the elevation, and should also be cheeked and intersect the line of the eaves.

Landscape and Settlement Character Assessment - Blythe Bridge & Forsbrook and Brown Edge

5.23 Brown Edge lies along a ridge that extends south from Biddulph Moor. Gritstone uplands lie to the north east of the village and the remainder of the surrounding area lies within the ancient slope and valley farmlands character type. The northern section of the village is a scattered ridgeline settlement based around landscape moorland features. It is very hilly with many open spaces and wide skylines. The southern core of the village is a more consolidated

settlement. The landscape setting relates to areas of a strong established landscape structure, generally characterised by irregular fields bounded by hedgerows, with hedgerow trees and vegetated streamlines.

5.24 The land surrounding Brown Edge is designated Green Belt whilst the area surrounding Brown Edge to the northern side of High Lane and Breach Road is a designated Special Landscape Area.

6. ASSESSMENT

6.1 This application is a resubmission of the planning application ref. SMD/2015/0322 (two storey rear extension with Juliette balcony and alterations to the front porch) which was refused on 29 July 2015. The grounds for refusal are set out as follows:

1. Representing in effect a doubling in the size of the original property the proposal is inappropriate development in the Green Belt and contrary to the Government's policy for Green Belt: very special circumstances are not identified and the size and form of the additions are disproportionate over and above the original building. As such the proposal is contrary to Policy SS6c(6) of the Core Strategy as it is contrary to NPPF Chapter 9.

2. In design: the narrow lean-to ground floor east elevation running the full length of the extension, the bi-folding doors, the large first floor gable window and Juliette balcony and the numbers and juxtaposition of the dormers are all found either variously or taken together to be discordant features at odds with the property and the vernacular of the area and as such contrary to the Council's Design Principles SPD and policies SS1, SS6c, DC1 and DC3. The proposal is contrary to the Core Planning Principles of the NPPF in particular principles 4 and 5 and contrary to the NPPF requirements for Good Design (Chapter 7). This reason is further supported by the Council's Landscape and Settlement Character Assessment which identifies suburbanisation of the locality's buildings to be a particular planning issue.

6.2 In the delegated report, the officer states, in respect of design:

"The narrow lean-to ground floor east elevation running the full length of the extension, the bi-folding doors, the large first floor gable window and Juliette balcony and the numbers and juxtaposition of the dormers are all found to be discordant features at odds with the property and the vernacular of the area".

6.3 The LPA considered that the previous design was contrary to the LPA's Design Principles SPG and policies SS1, SS6c, DC1 and DC3 of the Core Strategy, as well as the Framework's Core Planning Principles 4 and 5 and Chapter 7 relating to good design. In light of this, the previous reasons for refusal have been fundamental to producing a fresh scheme which is the subject of this planning application and significant alterations have been made which are considered to be acceptable in principle and design. It should be noted that no objections were raised by the LPA to the proposed front porch which remains unaltered in this proposal.

6.4 It is considered that the key issues relating to this planning application are as follows:

1. Acceptability in Principle
2. Design
3. Visual Impact and Amenity

1. Acceptability in Principle

6.5 The first reason for refusal of application ref. SMD/2015/0322 cited that the size of the original property comprises inappropriate development in the Green Belt. That scheme proposed a rear extension adding 58.72m^2 of gross external floor area over and above the existing dwelling. The existing dwelling has already been extended at the rear (across two storeys) providing 22.88m^2 of gross external area and therefore the proposed extension would result in a total increase in gross external floor area above the original dwelling of 81.6 m^2 (which equates to a 93% increase in floor area).

6.6 Paragraph 87 of the Framework 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 Framework then goes on to list a number of exceptions wherein development would not constitute inappropriate development in the Green Belt. One of these exceptions is the extension to existing buildings provided that they do not result in disproportionate additions. The extensions proposed to the original dwelling in the previous application were considered by the LPA to result in disproportionate additions and therefore were considered to constitute inappropriate development in the Green Belt. Furthermore, no very special circumstances were considered to exist by the LPA that would have outweighed the harm to the openness of the Green Belt.

6.7 The house was originally a 'two-up-two-down' dwelling and would not have contained bathroom or toilet facilities. The dwelling was therefore extended, somewhat unflatteringly, to provide essential facilities to bring the building up to provide for the minimal level of acceptable living standards. Notwithstanding this, the dwelling still does not provide sufficient accommodation suitable for a modern family. Hence the reason why the applicant is seeking to extend the dwelling to bring it up to the modern standards. When viewed against the relatively small size of the existing two storey building, a 93% increase in gross external floor area to provide a rear extension is not considered to represent a disproportionate addition provided that the scale and massing of the scheme is acceptable, particularly as the scheme would remove an existing flat roofed extension.

6.8 This new proposal has been designed in light of the previously refused planning permission and seeks to reduce the size of the extension so that it no longer results in a disproportionate addition to the original dwelling. It is noted that the council's development plan does not provide any specific guidance (in terms of volume or floor area percentages) to what level of extensions are considered to result in an unacceptable addition to a dwelling. As a consequence it is necessary for every case to be considered on its own merits in the context of the surrounding environment, the scale and form of the existing buildings and the scale and design of the proposed extensions.

6.9 In this instance, the scheme again proposes a rear extension (which is approximately half the size of the previous), which, when combined with the existing extension, would add 81.6m^2 of gross external area to the original dwelling. The previously refused scheme of SMD/2015/0322 proposed an increase of 120m^2 gross external floor area above the original (a 137% increase). The revised scheme that is now proposed seeks permission for an

extension comprising of a gross external area of 58.72m^2 which would result in a reduction of 38.4m^2 in gross external floor area when compared to the previous scheme (an increase of 93% on the original dwelling). The resultant scheme would reduce much of the bulk of the previous extension particularly when viewed from the roadside to the east of the application site. The rear length of the rear extension is similar to the width of the side gable of the original dwelling and therefore would balance the proposed dwelling so that it would not appear overly elongated. Furthermore, the removal of the lean-to element and the reduction in the size and number of dormer windows would remove much of the bulk and detail that was previous proposed, and this is further assisted through the significant setback of the building from the side gable. This in turn ensures that the extension would not over-dominate the existing principal (southern) elevation of the building. The use of compatible external materials would also ensure that the proposed extension would tie in with the appearance of the original dwelling and would therefore not appear as an overly dominant element of the dwelling.

6.10 It is considered that the proposed extension is acceptable in size and therefore considered to be appropriate development, in comparison to the previously refused extension which would have more than doubled the size of the property (an increase of 137% over the original). Paragraph 87 of the Framework states that LPAs should regard construction of new buildings in the Green Belt as inappropriate. Exceptions to this are the extension or alteration of a building provided that it do not result in disproportionate additions over and above the size of the original building. As the proposed extension (proposing an increase of 93%) is considered not to result in disproportionate additions to the original building, it can be considered as appropriate development in the Green Belt. It is considered therefore the exercise of identifying any 'very special circumstances' for this proposal is not necessary.

6.11 In addition to the above, the inclusion of the replacement porch would also be considered to constitute a proportionate addition to the original dwellinghouse, when combined with the proposed rear extension, and would not affect the openness of the Green Belt.

6.12 Policy R2 of the Core Strategy relates to rural housing and states *"extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area".* The proposed extension is considered to be appropriate in scale and design and would therefore not have a detrimental impact on the existing dwelling. It is considered that the extension would in fact be beneficial in terms of design and improving the appearance of the existing building and therefore is acceptable in principle in accordance with Policy R2 and the guidance contained within Chapter 9 of the Framework.

2. Design

6.13 The Framework's Core Planning Principle 4 states that LPAs should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Paragraph 57 states it is important to plan positively for the achievement of high quality and inclusive design for all development whilst optimising the potential of the site to accommodate development and be visually attractive as a result of good architecture

and appropriate landscaping. Paragraph 59 confirms that design codes should concentrate on guided the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

6.14 This proposal has been designed in light of the previously refused application (ref. SMD/2015/0322). The previous reasons for refusal have informed this proposal and as a result, significant alterations and improvements have been made. Firstly, the previous scheme proposed a large rear extension adding approximately 120m^2 gross external area over and above the original dwelling. This scheme proposes a rear extension (which is nearly half the size of the previous), which would add 81.6m^2 gross external area to the original dwelling. This is a reduction of 38.4m^2 in the gross external area when compared to the previous scheme, which is considered to be proportionate to the original dwelling and therefore acceptable.

6.15 The LPA's Design Principles SPG sets out the guidelines for the design of extensions. It lists the siting of an extension as the most important consideration, and that it should avoid dominating the main frontage of the building. When viewing the principal frontage of Clewlow Bank House, the proposed extension would not be visible as it sits behind the rest of the building. The proposed extension therefore would not dominate the main frontage of the building and is in accordance with the Design Principles SPG. The extension would be visible when viewed directly side-on from the roadside. However, as it is smaller in size, respecting the height and proportions of the existing dwelling, and given that it is set back from the frontage of the original dwelling, it is considered that the extension would appear subservient to the rest of the property and therefore is in compliance with the Design Principle SPG which states that the *"most appropriate way in which to tie in a side extension is to set it back slightly from the front elevation".*

6.16 Design principles relating to roof design state that traditional dwellings in the Moorlands have a simple dominant roofline over the main elevation with the roof spanning the shorter side. The proposed extension's roof would be simple with a dominant roof line to match that of the original building, as desired by the Design Principle SPG. The previous application's lean-to roof element onto which the previous dormer windows sat, has been removed as part of this planning application as it was agreed that the lean-to roof doesn't conform to the traditional style in the Moorlands nor complies with local policy on design. The removal of the lean-to roof element makes the extension and the dormer windows appear less prominent which fits the traditional roof design in the Moorlands area and complies with Policy D1 in the Core Strategy which states *"development shall…reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the LPA's Design SPD".*

6.17 In terms of dormer windows, the Design Principles SPG states, *"dormers should be closely related to the scale and positioning of the existing windows and to each other"* and should be *"closely related to the traditional pattern i.e. aligned in columns to maintain solidity of the elevation".* Pre-application advice on 12 June 2015 relating to the previous scheme highlighted that there was a *"disproportion in the number / density and scale of dormers and in the sizes of the windows generally"*. This proposal has responded by removing the lean-to

roof element entirely (from the scheme proposed under planning application SMD/2015/0322) and in addition, has reduced the number of dormer windows on the front elevation from three to two, as well as significantly reducing the size of each of the two dormers making them closely related to the scale of the windows on the existing dwelling. As a result, the dormers are more subtle and no longer appear as an overly dominant feature in street scene. The proposed dormer windows are now aligned in vertical columns with the ground floor windows which maintains solidity of the elevation. It is considered that the removal of the lean-to element and the reduction in number and size of each of the dormer windows makes a considerable improvement from the previous scheme and is now considered to be acceptable in design terms.

6.18 Pre-application advice received on 12 June 2015 relating to the previous application SMD/2015/0322 also highlighted that the LPA held the view there was also a disproportion in the ground floor folding doors and in the gable end full height first floor glazing. The previous scheme proposed two sets of ground floor bi-folding doors, a large four door set on the side elevation facing towards the road and a smaller two door set on the rear elevation. This application has completely removed the bi-folding doors on the elevation facing towards the road and has proposed a small window (which is the same size as the dormer window directly above) in its place. The ground floor bi-folding doors on the rear elevation in the previous application have been retained as part of this proposal, as has the Juliet balcony on the first floor level. This provides a more traditional appearance to this elevation through the use of more standardised and smaller fenestration.

6.19 The proposed rear elevation is therefore much the same as the previous application but it is considered that on balance, the retention of one set of bi-folding doors and the Juliet balcony in this location are acceptable on account of its non-prominent location. Furthermore, the wider improvements to the scheme in terms of overall reduction in scale and volume of the proposed extension and the reduction in number and sizing of dormer windows and bi-folding doors result in significant design improvements in their own right. When viewing the application site in context with the wide variety of house designs in the immediate surrounding area it is considered that there is not definable vernacular along this road and therefore the proposed bi-folding doors and Juliet balcony on the rear elevation would not considered to be out of keeping with the character of the surrounding area.

6.20 The proposed porch would replace the existing porch which is located on the southern elevation of the building and would be constructed of a timber framed structure and tiled roof and this scheme does not propose to alter the design of this element of the scheme from the previous planning application. The porch would be an open framed structure (as opposed to the existing enclosed porch) which would site centrally on the principal elevation of the building and would not result in any significant increase in massing of the overall building, particularly when the reductions proposed to the rear extension have been taken into account.

6.21 The site is placed within the Gritstone Uplands Landscape Character Type. In the previous application, the officer identified the a key planning issue for the area as being the creation of a suburban feel as a result of conversions of individual farm houses and barns. Although it is not known that this property has its origins from a farm house specifically, it was considered

that the previous proposal gave the property a sub-urban look which was considered contrary to Policy D3 of the Core Strategy. It is accepted that the previous extension would have been disproportionate to the original dwelling and out of character with the area due to the scale and amount of dormer windows and bi-folding doors. However it is now considered that this extension, as well as the significant reduction in scale, proposes features i.e. dormer windows, which are proportionate to the extension itself and to the original dwelling. It is considered that the proposed extension does conform to the Design Principles SPD and comply with Policy D3 of the Core Strategy which aims to protect the local landscape and support development which respects and enhances local landscape character, and furthermore complies with the Core Planning Principles of the Framework.

3. Visual Impact and Amenity

6.22 Core Planning Principle 4 (paragraph 17) states the LPA should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It is considered that the proposal would not have any detrimental impact on neighbours in terms of amenity. The closest dwellings to Clewlow Bank House are located south of the property, therefore they would view the principal frontage of Clewlow Bank House. As highlighted above, when viewing the principal frontage of the property, the proposed extension would not be visible and therefore the proposal would not in any way have a visual impact or harm the amenity of neighbours to the south of the site. To the north of Clewlow Bank House, the nearest property is approximately 0.2 miles away. The proposed extension therefore would not be in view and also would not have any impact on visual or amenity grounds.

6.23 The proposed extension would be visible when the side elevation is viewed side-on from the road. However, as it is an acceptable size, is set back from the original dwelling, does not feature over-dominating features such as the lean-to roof, four bi-folding doors and three large dormer windows (as the previous application did). The proposed porch would also provide a strong feature to the principal elevation of the building which would reinforce its status within the street scene. It is considered that the extension would appear proportionate and acceptable on the grounds of visual impact and amenity and is therefore in compliance to the Framework.

7. CONCLUSION

7.1 This planning statement has been prepared to accompany a full planning application by Mr J. Beaumont for a two storey rear extension and a replacement porch to the property known as Clewlow Bank House, Hill Top, Brown Edge, Staffordshire, ST6 8TY.

7.2 The planning application is also accompanied by the following architectural drawings:

- Location Plan;
- Existing and Proposed Floor Plans;
- Existing Elevations and
- Proposed Elevations

7.3 The site is located to the north of Brown Edge village and lies within the North Staffordshire Green Belt and Area of Special Landscape. The site itself comprises a detached two-storey dwelling which currently features a rear two-storey extension. The house is modest in nature and has a total floor area of approximately 110m^2.

7.4 This scheme proposes a two storey rear extension to the existing Clewlows Bank House, which would provide a larger kitchen and dining area extension to the rear of the dwelling, a lobby, toilet and utility room. The first floor would allow an increase in one of the existing bedrooms and bathroom and would add a master bedroom with en-suite at the rear of the property. The extension would be set back from the original dwelling in order to appear subservient. The elevation facing towards to road would feature an entrance door and two small windows at ground floor level and two small dormer windows above, whilst the rear elevation comprises a small set of three bi-folding doors at ground floor level and a Juliet balcony above.

7.5 This application is a resubmission of the planning application ref. SMD/2015/0322 (two storey rear extension with Juliette balcony and alterations to the front porch) which was refused on 29 July 2015. The decision notice and delegated report for this application are contained within Appendix A. The grounds for refusal are summarised as follows:

1. The size of the original property would be doubled which is comprises inappropriate development in the Green Belt. Very special circumstances are not identified and the size and form of the additions are disproportionate over and above the original building.
2. The narrow lean-to ground floor east elevation running the full length of the extension, bi-folding doors, large first floor gable window, Juliette balcony and the number and juxtaposition of the dormers are all found either variously or taken together to be discordant features at odds with the property and vernacular of the area and are contrary to the Local Plan policies, Core Planning Principles SPD and NPPF.

7.6 In light of this recent refusal, significant amendments / improvements have been made to the proposal. Paragraph 87 of the Framework states that LPAs should regard construction of new buildings in the Green Belt as inappropriate. Exceptions to this are 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 previous scheme proposed a large rear extension adding

approximately 120m^2 over and above the original dwelling which was considered to represent an inappropriate form of development on account its disproportionate additions. This scheme proposes a rear extension (which is nearly half the size of the previous), which would add 81.6m^2 to the original dwelling. This is a reduction of 38.4m^2 in gross external floor area and represents an increase in the gross external area of 93%. The Development Plan does not provide any clarification on the size of extensions that would be considered to be disproportionate in the Green Belt and therefore each case needs to be assessed upon its own merits. It is considered that the proposed extension is acceptable in size and is now considered to be an appropriate development in the Green Belt. The proposal is therefore considered to be acceptable in principle in line with paragraph 87 of the Framework.

7.7 When viewing the principal frontage of Clewlow Bank House, the proposed extension would not be visible as it sits behind the rest of the building. It would be visible when viewed directly side-on from the roadside. However, as it is smaller in size, respecting the height and proportions of the existing dwelling, and given that it is set back from the frontage of the original dwelling, it is considered that the extension would appear subservient to the rest of the property. The proposed extension therefore would not dominate the main frontage of the building and is in accordance with the Design Principles SPG.

7.8 The proposed extension's roof would be simple with a dominant roof line which matches that of the original building. The lean-to roof element from the previous application has been removed entirely and in addition, has reduced the number of dormer windows on the front elevation from three to two, as well as significantly reducing the size of each of the two dormers making them closely related to the scale of the windows on the existing dwelling. As a result, the dormers are more subtle and no longer appear as an overly dominant feature in the elevations. The proposed rear elevation is therefore much the same as the previous application but it is considered that on balance, one set of bi-folding doors and the Juliet balcony are acceptable given the wider improvements to the scheme in terms of overall reduction in scale and volume of the proposed extension and also the reduction in number and sizing of dormer windows and bi-folding doors. It is considered that the proposed extension does conform to the Design Principles SPD and comply with Policy D3 of the Core Strategy which aims to protect the local landscape and support development which respects and enhances local landscape character, and furthermore complies with the Core Planning Principles of the Framework.

7.9 The proposed replacement porch is also considered to be of an appropriate size when compared to the host dwelling and would provide a significant improvement in visual terms to the existing porch. The open framed structure proposed for the porch when combined with the proposed rear extension is considered to be of an acceptable size so not to adversely affect the openness of the Green Belt.

7.10 It is considered that in light of the relevant planning history (and amendments/improvements made to the previously refused scheme) and local and national policies, this planning application does comply with guidance contained within the Staffordshire Moorlands Core Strategy policies, Design Principles SPG and policies contained in the Framework relating to

Green Belt land and design. The application ought to be approved in accordance with the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Carl Copestake BA (Hons), Dip. UPI, MRTPI
Partner
Knights

Michael Askew Dip T&CP, MRTPI
Senior Planner
Knights

MARCH 2016

APPENDIX A DECISION NOTICE AND OFFICER REPORT (REF. SMD/2015/0322)

Mr Beaumont
Clewlow Bank House Hill Top
Brown Edge
Staffordshire
ST6 8TY

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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Jonathan Beaumont
Clewlow Bank House
Hill Top
Brown Edge
Staffordshire Moorlands
ST6 8TY

Application no: SMD/2015/0322

Determined on: 29/07/2015

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure)(England) Order 2015

REFUSAL OF PLANNING PERMISSION

Location of Development:
Clewlow Bank House, Hill Top, Brown Edge, Staffordshire Moorlands ST6 8TY

Description of Development:
Two storey rear extension with Juliette balcony and alterations to the front porch

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with plans ref: Sheet 1 of 1, Sheet 1 of 3, Sheet 2 of 3, Sheet 3 of 3 as amended by submissions received at 28th July 2015 for the reasons specified below:-

1. Representing in effect a doubling in the size of the original property the proposal is inappropriate development in the Green Belt and contrary to the Government's policy for Green Belt: very special circumstances are not identified and the size and form of the additions are disproportionate over and above the original building. As such the proposal is contrary to Policy SS6c(6) of the Core Strategy as it is contrary to NPPF Chapter 9.

2. In design: the narrow lean-to ground floor east elevation running the full length of the extension, the bi-folding doors, the large first floor gable window and Juliette balcony and the numbers and juxtaposition of the dormers are all found either variously or taken together to be discordant features at odds with the property and the vernacular of the area and as such contrary to the Council's Design Principles SPD and policies SS1, SS6c, DC1 and DC3. The proposal is contrary to the Core Planning Principles of the NPPF in particular principles 4 and 5 and contrary to the NPPF requirements for Good Design (Chapter 7). This reason is further supported by the Council's Landscape and Settlement Character Assesment which identifes suburbanisation of the locality's buildings to be a particular planning issue.

/continued...

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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Informative

1. In determining this application for refusal consideration has been given to the Development Plan in particular policies SS1, SS6c, DC1 and DC3; the Council's adopted Design Principles SPD; the Landscape and Settlement Character Assessment supporting evidence document, and the National Planning Policy Framework. The proposed development would result in excessive size relative to the original property; be of poor design, and by its design and scale would result in the loss of the original property identity. By its size and design the proposal would adversely impact upon the street scene and public amenity. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF and in particular the very strict policies both local and national to protect the Green Belt. Such matters have been discussed with the applicant with a view to seeking solutions and although successive amendments were received these have not been sufficient to overcome the conflicts with planning policy. The degree of amendment needed would be of a scale to necessitate re-advertising which is not possible in the remaining time available.

_____

Signed on behalf of Staffordshire Moorlands District Council

NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

3. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

DELEGATED REPORT

FILE REFERENCE: SMD/2015/0322

MAIN ISSUES:
Green Belt; Disproportionately large proposed extension; Design; Neighbour and public amenity; Gritstone Uplands Landscape Character Type.

PUBLICITY/REPRESENTATIONS:
Brown Edge Parish Council - "no objection subject to normal planning guidelines".
Neighbour Notice x 1 and Site Notice - no representations.

CASE OFFICER ASSESSMENT:

This is a detached two storey cement rendered property standing side-on to the public road in a c.0.1 hectare plot. The property has a two-storey flat-roofed rear extension, also cement rendered. This is assumed to be a post-1948 development and therefore not considered part of the original house. The original house has two ground floor rooms and two first floor rooms and may be regarded as modest but with the existing extension provides an adequate house. The developed ground plan area of the original house is c.45m2 and the total floor area is c.90m2.

Householder pre-application advice was sought and provided as follows:

"This property is in open countryside and within the North Staffordshire Green Belt. In principle, in order to be considered potentially acceptable any extension or alteration must not result in disproportionate additions over and above the size of the original building. This could not be judged the case with scheme you have drafted.

The relevant Planning Policies can be found in the adopted core strategy document to be found here:
http://www.staffsmoorlands.gov.uk/sm/council-services/local-development/core-strategy

Please see for example SS6c at p.97 in particular point 6 on page 98; also DC1 at p. 127 and the published and adopted SPD available here
http://www.staffsmoorlands.gov.uk/sm/council-services/local-development/supplementary-planning-documents-and-guidance
and in particular the Design Principles SPD to be found here:
http://www.staffsmoorlands.gov.uk/sites/default/files/documents/pages/Design%20Principles_0.pdf"

Drawings submitted at the pre-app stage showed an extension adding c.150m2 over and above the original house.

Made valid at 4th June 2015 the submitted application drawings showed an extension adding c.120m2 over and above the original house. The applicant was advised by a detailed e-mail dated 12th June that the proposal as submitted was not supported by policy. The e-mail included the following comment:

"Taken together the above are found to indicate a significant disproportion in the additions, over and above the size of the original dwelling. There is further disproportion in the number / density and scale of dormers and in the sizes of the windows generally, in particular the ground floor folding doors and in the gable end full height first floor glazing.

The proposal is judged to be at odds with the character of the property and the area and as such is not supported by the Council's adopted design policies, in particular DC1 (p.127) and DC3 (p.130)."

Amended proposals were received dated 29th June 2015. The developed area / floor areas were not altered but minor changes were made to some of the window details. Prior to the final determination of the application the applicant was advised by e-mail dated 20th July 2015 that the scheme would still need to be recommended for refusal. In response a further amendment was submitted dated 28th July. This reduced

the original house front (south) elevation.

The comments provided in the e-mail of 12th June remain applicable. In summary in respect of design: the narrow lean-to ground floor east elevation running the full length of the extension, the bi-folding doors, the large first floor gable window and Juliette balcony and the numbers and juxtaposition of the dormers are all found to be discordant features at odds with the property and the vernacular of the area and as such contrary to the Council's Design Principles SPD and policies SS1, SS6c, DC1 and DC3. The proposal is contrary to the Core Planning Principles of the NPPF in particular principles 4 and 5; and contrary to the NPPF requirements for Good Design (Chapter 7).

Representing effectively a doubling in the size of the original property the proposal remains contrary to the Government's policy for Green Belt: very special circumstances are not identified and the size and form of the additions are disproportionate over and above the original building. As such the proposal is contrary to Policy SS6c(6) of the Core Strategy as it is contrary to NPPF Chapter 9.

The Council's Landscape and Settlement Character Assessment, a supporting evidence document to the development Plan, places the site in the Gritstone Uplands Landscape Character Type. A key planning issue identified for this area is the creation of a suburban feel to the area as a result of conversions. Although the issue is identified in relation to the conversion of individual farm houses and barns and it is not known that this property has its origins as a farm house specifically, given the sub-urban look of this proposal, the point is considered relevant. This further supports the conclusion that the proposal is contrary to policy DC3.

It is inferred from the Parish Council's comments that, given the conclusion that the proposal is not supported by the planning guidelines - and indeed policy, the Parish does not support this development.

In consideration of all of the above the application is recommended for refusal.

RECOMMENDATION:

Refuse

Date 28/07/2015 **Signed** _____
Arne Swithenbank

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____