DELEGATED DECISION REPORT

SMD/2017/0110 **Valid 27/02/2017**	**SPITE HALL LAKESIDE ROAD RUDYARD**	**ERECTION OF SINGLE STOREY SIDE EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Whether or not the proposal would amount to inappropriate development in the Green Belt
- The impact on the character and appearance of the Conservation Area.
- The impact on residential amenity

DESCRIPTION OF SITE

The site comprises a two-storey detached stone traditional dwelling. It is in the Green Belt, open countryside and within a Conservation Area. It is adjacent to Rudyard Caravan Park and caravans and a caravan park road lie to the rear of the site to the south-east. There are dwellings to the front of the site (north-west) and either side to the south-west and north-east. The site is accessed via long track that runs along the west side of the caravan park and connects onto Lake Road in the village of Rudyard less than a mile to the south.

PROPOSAL

The application is for a single-storey side extension to the dwelling.

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
T1 Development and Sustainable Transport
DC2 – The Historic Environment
SS6c – Other Rural Areas Strategy
R2 – Rural Housing

National Planning Policy Framework

Sections 7 (Design), 9 (Green Belts) and 12 (The Historic Environment)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2010/0136 – Side extension. Approved. Not implemented.

CONSULTATIONS

Publicity

Site Notice expiry date: 7.4.17
Neighbour consultation period ends: 27.3.17
Press Advert: 7.3.17

Public Comments

None.

Town / Parish Comments

None.

Conservation Officer

No objection subject to alterations.

OFFICER COMMENTS

With regard to the principle of the extension in this Green Belt location, the dwelling has not been previously extended and the proposed extension would not amount to a disproportionate enlargement of the original house. A single-storey side extension in the same siting and of similar form and size was approved in 2010 but this was not built. This new application seeks an extension with a different design.

Amended plans have been received to show alterations recommended by the Conservation Officer. These include the removal of the projection of the chimney breast beyond the side wall. The recessing of the large bi-fold doors and glazing behind the wall in order to reduce reflection (and hence visual prominence) was also requested but there is already a recess shown. More specific detail is required here and this can be requested, approved and implemented by way of a condition. The overall amended design including the gable ended form, the stone wall materials and Conservation-type rooflights would harmonise with the character and appearance of the dwelling. However, conditions would be added requiring more specific details which include those for the roof eaves and verges, windows, the chimney and finishing stone block sizes and coursing to ensure that the overall finished extension would completely respect the historic design and appearance of the dwelling and the character and appearance of the Conservation Area.

With regard to residential amenity, the extension would be placed a considerable distance from the nearest neighbouring dwellings and static caravans. It would not lead to any loss of light provision to neighbouring properties or appear overdominant when viewed from them. Due to the single-storey nature of the extension and the

boundary screening, there would be no overlooking problems or significant loss of privacy.

CONCLUSION / PLANNING BALANCE

Overall, the proposal would not amount to inappropriate development in the Green Belt, would not harm the character and appearance of the Conservation Area and would not harm residential amenity.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Chris Johnston
Recommendation Date: 28.4.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council