DELEGATED DECISION REPORT

SMD/2017/0168 **Valid 14/03/2017**	**HAZELCROFT** **GRATTON LANE** **ENDON**	**TWO STOREY FRONT EXTENSION AND TWO STOREY AND SINGLE STOREY SIDE EXTENSIONS IN PLACE OF EXISTING SINGLE STOREY** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Design
- Heritage

DESCRIPTION OF SITE

This detached two storey house stands alone in an elevated rural location in a c.0.2acre (c.860m2) plot alongside Gratton Lane surrounded by fields overlooking the old village of Endon. It post-dates the 1929 OS map and is of probable 1950s date built in a buff brick with clay tiled pitched roofs. The house is orientated end-on to the road from which it is separated and largely screened by garden shrubs / hedgerow and mature trees. A gated driveway curves in from the northern end of the plot to approach the front of the house which faces north towards Gate House Farm. The rear of the house faces south across a field overlooking Endon and has a modern conservatory addition. The Conservation Area Boundary comes to within c.35metres. There are Listed Buildings (Heaton Terrace) within the old village some c.80m to the south which are clearly seen from the application site.

PROPOSAL

As originally submitted the proposal created an overlarge property with a 114% extension measured by floor plan and following negotiations revised plans in Drawing 001/C have been submitted omitting the extant conservatory and reducing the scale of the proposed additional extensions.

An existing pitched roof single garage linked to the house by a flat roofed ‘annex’ are to be demolished. A part two storey and further enlarged single storey garage are to be erected in their place. A two storey gabled extension is to be built in place of an existing narrower two storey gabled front projection.

The plans show the whole of the existing house which is currently brick to be rendered. The proposed extensions are shown to be finished partly in brick.

An extension to the parking and turning area towards the roadside is proposed.

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 Strategy
DC1 Design Considerations
R2 Rural Housing
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraphs 1 to 17
Sections 7 – Design; 9 – Green Belt

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS

Publicity
Site Notice expiry date: 12th April 2017
Neighbour consultation period ends: 4th April 2017
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Endon with Stanley Parish – none received

OFFICER COMMENTS

Principle of Development
SS6c provides for extension in accordance with NPPF Green Belt guidance which is that "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" is not inappropriate. The combined extensions are now found to create add 11% to the building structure in terms of ground and first floor areas combined. Although in some circumstances a larger percentage increase may sometimes be acceptable, for this building in terms of bulk and massing the revised drawings are considered to bring the proposal to within an appropriate limit. The two storey length of the property will increase in range by 40% from c.10m to c.14m.

Design
The extensions are suitably subordinate. The removal of the conservatory on the rear elevation is considered an improvement. The proposal to render the entire existing house is not considered acceptable and should be prevented by way of condition.

The extension of the driveway and turning space within the existing garden is considered minor without external impact subject to safeguards by way of conditions for the roadside boundary trees and shrubs / hedging.

Amenity
No near neighbours. Subject to conditions re trees (as referenced above) no adverse implications for street scene.

Heritage
There is clear potential for the rear (south) elevation of this property to be seen in conjunction with the Listed Heaton terrace in views from the south. The addition of white render would make this more so, giving further cause to avoid this. The additional further 4m length at first floor level is considered not to significantly alter the backdrop setting taking account of the separation distances.

CONCLUSION / PLANNING BALANCE
In consideration of all of the above, subject to conditions, the application is found acceptable.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 11/05/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council