DELEGATED DECISION REPORT

SMD/2017/0177 **Valid 14/03/2017**	**WINDY RIDGE WILLFIELD LANE** **BROWN EDGE**	**TWO-STOREY SIDE EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on Green Belt
- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site comprises a rectangular plot of land to the north of Willfield Lane on the south eastern fringes of Brown Edge within designated Green Belt land. The site contains a semi detached two storey residential dwelling which stands on the end of a row of 8 semi detached properties, together with ancillary amenity space and private parking area. The property can be accessed directly from Willfield Lane.

The existing dwelling has a front principal (south western) elevation facing Willfield Lane which is characterised by a front bay window and entrance door on the ground floor and two habitable windows on the first floor. The side (south eastern) elevation is a gable end which is characterised by a small lean to porch on the ground floor and a single small bathroom window in the first floor. To the rear of the property is a separate ancillary garage accessed to the side of the property. There is currently a distance of some 4.12m between the side elevation and the south eastern hedgerow boundary.

The main part of the existing dwelling has a footprint of 7.5m in length by 5.6m in width. The dwelling has a height of 5.0m to eaves level and an overall ridge height of 7.8m. The small lean to porch on the south eastern elevation extends outwards by 1.2m and has a depth of 4.95m.

The site is bordered by agricultural land on its eastern and northern boundaries by a maintained hedgerow standing approximately 1.8m in height, and to the west by the neighbouring semi detached two storey property, ‘Rosedale’. To the south lies Willfield Lane and beyond that more open agricultural land.

The external walls of the existing dwelling are finished in a mixture of red brick (at ground floor level) and a cream render (at first floor level). The roof is made up of tiles whilst fenestration is finished in a white UPVC.

PROPOSAL

The application seeks consent for a two storey side extension on the south eastern elevation. The existing side porch is to be demolished as part of the scheme.

The original elevation plans submitted with the application (Drawing Ref: WR/WL/03) show the proposed extension to extend outwards by 3.62m however following discussions with the applicants agent, revised plans have been submitted (Drawing Ref: WR/WR/03 Rev A) which has seen the extension being reduced by 400mm to 3.22m. This results in a gap of 1.10 metres between the proposed extension and the site boundary.

The revised floor plans show the proposed extension as comprising a ground floor open plan kitchen and dining area and a first floor made up of two additional bedrooms.

The revised elevation plans show the proposed extension as subordinate to the main ridge line of the existing dwelling and set back from the front principal elevation. The revised elevations show an extension with an overall height of 7.7m and a depth of 6.5m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Staffordshire Moorlands Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Governments planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

Core Strategy Development Plan Document (Adopted 2014)

SS1a Presumption in favour of Sustainable Development
SS1 Development Principles
DC1 Design Considerations
T1 Development and Sustainable Transport
Policy SS6c – Other rural areas

National Planning Policy Framework

Achieving Sustainable Development	Paragraphs 1-17
Requiring Good Design	Chapter 7
Protecting Green Belt land	Chapter 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 14th April 2017
Neighbour consultation period ends: 7th April 2017
Press Advert: N/A

Public Comments

No public comments have been received in respect of this application

Town / Parish Comments

Brown Edge Parish Council – No Objection in principle however some concerns raised regarding parking provision.

Staffordshire County Council Highways

No response received

OFFICER COMMENTS

Principle of Development

The proposed development is located within the curtilage of the residential dwelling. It is however also situated outside of the development boundary within designated Green Belt land.

As such the application is subject to restrictive policies which refer to the Green Belt set out within Chapter 9 of the NPPF, as listed at footnote 9 to paragraph 14 of the NPPF.

Paragraph 87 of the NPPF states that inappropriate development in the Green Belt is by definition harmful to the green belt. Paragraph 89 of the NPPF lists the those types of development which are not considered to be 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*."

As such the principle of development is considered to be acceptable subject to the application demonstrating a compliance with paragraph 89 of the NPPF and all other relevant local development policies and supplementary planning guidance relating to Design, Amenity, and Highway Safety.

Impact upon the Green Belt

Paragraph 87 of the NPPF highlights that 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.

Policy SS6c – Other rural areas set out the need to comply with the strictures of green belt policy as set out in national guidance.

The submitted existing floor plans and elevations of the original building (which for the purposes of this application does not include the side porch extension) has an overall volume of 285 cubic metres. Originally, proposed floor plans and elevation plans submitted as part of the application resulted in an overall volume increase of 152 cubic metres resulting in a total volume of 425 cubic metres. The original plans therefore represented a 52% increase in overall volume.

Having carried out an assessment of the original proposals it was felt that whilst the proposed extension was slightly disproportionate to the original dwelling, a small reduction in the width of the extension (back from the eastern hedgerow boundary) should be achieved to further reduce the overall volume of development and well as improving the design.

Following discussions with the applicants agent, revised plans were submitted which showed a reduction in the width of the extension by 400mm. This has resulted in a gap of 1.1m between the site boundary and the proposed side elevation and a reduction in the overall volume increase of development to 50%.

It is considered that these revisions demonstrate that the proposed extension will not be disproportionate to the original dwelling and therefore complies with paragraph 89 of the NPPF. In conclusion, it is considered that the application accords with restrictive policies within Chapter 9 of the NPPF and constitutes sustainable development in this regard.

Design

Policy SS1 of the adopted core strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

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.

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 original plans submitted as part of the application shows the proposed extensions as being subordinate to the ridgeline of the main dwelling and set back back from the front principal elevation. This design approach is in accordance with guidance set out within the Staffordshire Moorlands Design Guidance SPD and is considered to relate well to the main dwelling and represent high quality design which makes a positive contribution to the environment.

The revisions to the original plans showed a reduction in the width of the proposed extension by 400mm, which has allowed for a more appropriate gap between the eastern boundary of the site and the eastern gable wall of the proposed extension. These revisions are considered to further enhance the design of the original proposals and therefore it is considered that the revised proposals accord with policies SS1 and DC1 of the adopted core strategy and relevant policies within Chapter 7 of the NPPF.

Amenity

Policy DC1 of the adopted core strategy requires new development should be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

Paragraph 17 of the NPPF highlights twelve principles that 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 sole neighbouring property to the site is ‘Rosedene’ which forms the other half of the semi detached building to the North West. Given that the proposed extension is to the side elevation and not to the front or rear, the application will not result on any impact to this neighbouring property or any others in the row.

The nearest property to the south eastern boundary is ‘Springfields’ which sits approximately 80m distant on the other side of an open agricultural field. At this distance it considered that the proposed extension will not result in any impact upon the residential amenity of this or any other property within the wider area.

Based on the above, it is considered that the application satisfies policy DC1 of the adopted core strategy and paragraph 17 of the NPPF with regards to residential amenity.

Highway Safety

Policy T1 of the adopted core strategy requires that all new development is located where is can be satisfactorily accommodated within the existing highway network.

Comments received from Brown Edge Parish Council have alluded to potential issues with regards to the number of parking spaces associated with the dwelling. Although the highway authority has not commented on the application, a condition will be imposed ensuring that three off road parking spaces are provided within the curtilage of the dwelling to serve the proposed 4 bedroom property. This is considered to be an acceptable level of parking to serve the property. .

CONCLUSION / PLANNING BALANCE

The site is situated within Green Belt land and as such is subject to restrictive policies set out within Chapter 9 of the NPPF. The presumption in favour of sustainable development is therefore not engaged.

The original application proposed an extension which protruded out to the limits of the eastern boundary and resulted in an increase in overall volume of some 52%. Following the submission of revised plans the width of the extension was reduced by 400mm. This resulted in an overall decrease in the volume of development to 50%. The proposed extension is subordinate to the main ridgeline of the original dwelling and is set back from the front principal elevation, in accordance with guidance set out in the Staffordshire Moorlands Design Guidance SPD.

Overall, it is considered that the revised plans constitute an extension which is not disproportionate to the original dwelling; is of a high quality design which responds well to the environment; and will not result in any adverse impacts regarding residential amenity.

In conclusion, the application is considered to accord with all relevant national and local planning policies and within the context of paragraph 14 of the NPPF constitutes sustainable development. The application (in its revised form) is therefore recommended for approval subject to appropriate conditions being attached.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 10th May 2017

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council