DELEGATED DECISION REPORT

SMD/2016/0787	**CALLOW HILL FARM**	**EXTENSION TO BUNGALOW**
Valid 08/05/2017	**BUNGALOW 1 CHEADLE ROAD BOUNDARY**	**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Design
- Amenity

DESCRIPTION OF SITE

This application relates to Callow Hill Farm, a semi-detached bungalow positioned at the east of a shared access track that runs to the north of Cheadle Road. The site is blanketed by the Staffordshire Green Belt and is bound by agricultural land. The site forms one of a semi-detached pair of a simple design appearance. It is noted that the adjoining bungalow has benefited from a single storey extension in the past.

PROPOSAL

Planning approval is sought for the construction of a single storey extension in order to provide additional bedroom accommodation. During the course of the application, amended plans have been received to show a reduction in the overall scale of the extension in order to overcome concerns raised by the officer on Green Belt grounds.

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
R1 Rural Diversification
R2 Rural Housing

National Planning Policy Framework

Paragraph(s) 1 - 17
Section(s) 7 & 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date:
Neighbour consultation period ends:
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

The scale of the bungalow is rather large and we would ask that it is in keeping with its surroundings.

OFFICER COMMENTS

Principle of Development

In accordance with policy SS1 the Council expects the development and use of lands to contribute positively tot the social, economic and environmental improvements of the Moorlands. Policy SS1a comments that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that applications which accord with the policies in the Core Strategy should be approved without delay, unless material considerations indicate otherwise.

The site does not fall within a defined settlement boundary and is as such policy SS6c Other Rural Areas Area Strategy is applicable. Within the other rural areas, the extension of an existing building is acceptable subject to accordance with policies R1 and R2.

In accordance with policy R1, appropriate development should not harm the rural character and environmental quality of area. Policy R2 is consistent with paragraph 89 of the NPPF and considers the extension of a dwellinghouse to be appropriate development, subject to the development being of a proportionate scale to the host building.

Amended plans have been received that sufficiently overcome concerns raised by the planning officer in terms of scale and massing. This application is therefore considered acceptable in respect of Green Belt policy.

Design

Policy DC1 requires all new development to be designed to respect the site and its surroundings. The host dwelling is of a simple design and appearance of no significant architectural merit. The proposed extension is to be positioned on the east elevation and though the Council would prefer to see a step between the extension and the host dwelling, in the context of this site it is not considered that the scheme would detract from the scale, form or massing of the semi-detached pair.

Whilst it is normally desirable to set side extensions down from the main roof and in slightly from the front elevation in this case is it not considered to be necessary because the property does not appear in a row and therefore no terracing effect would occur. The extension is small enough to appear subordinate and external building materials are to match the existing and fenestration detailing sufficiently reflects those already present.

Amenity

The application site is bound by the other half of the semi-detached pair to the west. In accordance with policy DC1 all new development should be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook and privacy. Taking account of the revised scale of the proposed extension and its siting relative to this neighbouring property it is not considered that the development would lead to undue harm in this respect, given that it does not project beyond the existing front and rear building lines.

CONCLUSION / PLANNING BALANCE

This application is considered to sufficiently accord with the relevant Green belt, design and amenity policies of the Core Strategy and National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 18.08.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council