DELEGATED DECISION REPORT

SMD/2017/0589 **Valid 05/09/2017**	**1 SALTERS CLOSE** **WERRINGTON**	**PROPOSED FIRST FLOOR EXTENSION TO PROVIDE ADDITIONAL BEDROOM** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Appropriateness of development within the Green Belt
- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises No.1 Salters Close; a semi detached two storey dwelling with a mansard roof; and its associated curtilage. In addition to the residential dwelling, the site contains an area of front and rear garden, and a single storey ancillary garage which sits to the side of the front elevation and a rear conservatory. The principle front elevation faces southwards onto the public highway.

Salters Close is a looped cul-de-sac located outside the built up area boundary within the Green Belt and is accessed from Salters Lane to the west. The close is characterised by semi detached dwellings all with mansard roofs.

The site is bounded to the west by the neighbouring single storey bungalow 'Tondima' and its associated curtilage. To the north beyond the rear garden area is an arear of open agricultural land. To the south stands the public highway, and to the east the neighbouring semi-detached property No.2 Salters Close.

PROPOSAL

The application seeks consent to construct a first floor extension above the ancillary single storey garage on the western elevation to create an additional bedroom and en-suite bathroom. A similar application at No.9 Salters Close was approved in 2005 (Ref: 05/00812/FUL).

The plans show that the proposed extension would sit subordinate to the main ridgeline of the dwelling and have a building line which sits slightly behind the front elevation of the main dwelling.

The proposed elevation drawings shows a new first floor window to be incorporated in to the front and rear elevations and a second window on the side elevation which is annotated as being obscure glazed. A roof light is also shown in the roof space of

the side elevation. All materials and finishes are shown as matching those used in the construction of the existing dwelling.

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 Saved Policies of the Staffordshire Moorlands Local Plan (1998); 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)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6c Other Rural Areas Sub-Strategy
DC1 Design Considerations
R2 Rural Housing

National Planning Policy Framework

Achieving Sustainable Development	Paragraph 1-17
Requiring Good Design	Chapter 7
Protecting Green Belt Land	Chapter 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 19th October 2017
Neighbour consultation period ends: 17th October 2017
Press Advert: N/A

Public Comments

No comments received

Town / Parish Comments

Werrington Parish Council – No comments received at time of writing

Severn Trent Water

No Objections

OFFICER COMMENTS

Principle of Development

Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF).

Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with the development plan without delay 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 indicate development should be restricted.

The site is situated outside of the built up area boundary as defined on the Saved Policies Map (1998) and is located within the Green Belt. The local plan preferred options consultation also shows that the site is not included within the proposed development boundary of Werrington.

As such the site is subject to policy SS6c of the core strategy and restrictive national planning policies contained within Chapter 9 of the NPPF which refers to the protection of Green Belt land. The presumption in favour of sustainable development is therefore not engaged.

Policy SS6c states that development will only be permitted which supports the sustainability of the rural areas. The extension of an existing building is supported within the context of policy R2.

Policy R2 allows for the extension to existing dwelling provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and character of the rural area.

In light of the policy context set out above, the principle of development is considered to be acceptable subject to the application demonstrating accordance with Policies SS6c and R2 of the core strategy and restrictive national policies relating to the protection of the Green Belt contained in Chapter 9 of the NPPF.

Appropriateness of the Green Belt

As set out above, paragraph 89 of the NPPF allows for the extension or alteration of a building provided that the extension or alteration does not result in disproportionate additions over and above the size of the original dwelling.

There is no definition within the NPPF or the core strategy as to what constitutes 'disproportionate additions' and therefore each application is a matter of judgement for the local authority.

With regards to what constitutes the original dwelling, there is no previous planning history on the site and it is therefore considered that the current dwelling represents the 'original dwelling' for the purposes of Green Belt policy.

The volume of development for what is considered to constitute the original dwelling has been calculated at 292 cubic metres. Based on the submitted plans, the proposed extension has been calculated as having an volume of 111 cubic metres, which represents a 38% increase in the overall volume of development on site.

Given that the proposed extension stands subordinate to the main dwelling and based on the calculations set out above, it is considered that this application constitutes an extension which is not disproportionate to the original dwelling, is in accordance with paragraph 89 of the NPPF, and as such is thought to represent an appropriate sustainable form of development within the Green Belt.

Landscape Character

Policy R2 of the core strategy allows for the extension of a dwelling provided they are of an appropriate scale and design and do not have a detrimental impact on the existing dwelling.

Policy DC3 of the core strategy refers to Landscape and Settlement Setting, supporting development which respects local landscape character

Whilst the site is located within the Green Belt, the overriding character of the area is suburban, with semi-detached residential properties expanding the whole length of Salters Close in a circle. A moderate two storey side extension is considered to be in keeping with this character and therefore the application falls in line with policies R2 and DC3 of the core strategy.

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. In

particular new development 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.

The proposed two storey side extension is considered to be of a proportionate scale to the original dwelling, and designed in such a way that maintains its key characteristics and appearance. The plans highlight that the proposed development will sit subordinate to the main dwelling, in line with supplementary planning guidance, and will be constructed of materials which correspond and compliment the original dwelling.

For the reasons stated above, the proposed development is considered to be of a high quality sustainable design which is of an appropriate scale, height, layout, massing, and visual appearance in line with policies SS1 and DC1 of the core strategy and relevant paragraphs within Chapter 7 of the NPPF.

Amenity

Policy DC1 of the core strategy requires all new developments to protect the amenity of the area, including residential amenity, with regards to aspects including satisfactory daylight; sunlight; outlook; and privacy.

Paragraph 17 of the NPPF highlights twelve principles that should 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.

Due to the layout and orientation of the dwelling within the context of the surrounding area and nature of the proposed development, the sole property which has the potential to be adversely affected by the proposal is the bungalow ‘Tondima’ which is situated immediately to the south west of the site.

The side elevation of Tondima is separated from the side elevation of No.1 Salters Close by approximately 10m. The proposed side extension clearly shows that the first floor window facing this neighbouring property will be obscure glazed. This can be enforced by planning condition.

Given the modest nature of the proposal, and that the first floor window facing Tondima will be obscure glazed, it is not considered that any adverse harm to the residential amenity of this, or any other neighbouring property, will result from this proposal, in line with policy DC1 of the core strategy and paragraph 17 of the NPPF.

CONCLUSION / PLANNING BALANCE

The application seeks consent for a two storey side extension above the existing ancillary garage at No.1 Salters Close, Werrington. Salters Close is characterised by a looped pattern of semi-detached properties with mansard roofs.

The site is situated outside of the development boundary within the Green Belt and as such is subject to policies SS6c and R2 of the adopted core strategy and

restrictive policies relating to the protection of the Green Belt contained within Chapter 9 of the NPPF. The presumption in favour of sustainable development is not engaged.

The proposed development represents an overall increase in volume of 38% in comparison to the original dwelling which is considered to comprise additions which are not disproportionate to the original dwelling, therefore meets the relevant exception set out in paragraph 89 of the NPPF and is therefore a sustainable form of development in relation to Green Belt policy.

The proposed extension is considered to be of a high quality design which retains the characteristics of, and stands subordinate to, the existing dwelling, in line with policy DC1 of the core strategy, supplementary planning guidance and Chapter 7 of the NPPF.

An assessment has concluded that no adverse harm to any neighbouring property with regards to residential amenity will occur as a result of this proposed development in accordance with policy DC1 of the core strategy, subject to the applicant adhering to appropriate planning conditions.

Overall, the application has been found to constitute a sustainable form of development which accords with all relevant local development plan policies and all other material considerations. In line with policy SS1a of the core strategy and paragraph 14 of the NPPF, the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 26th October 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council