DELEGATED DECISION REPORT

SMD/2017/0155 **Valid 08/03/2017**	**MOSS COTTAGE HURST ROAD BIDDULPH**	**REMOVE EXISTING SIDE EXTENSION AND REPLACE WITH TWO STOREY EXTENSION TO EXISTING DWELLING** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt;
- Character and appearance;
- Amenity.

DESCRIPTION OF SITE

This application relates to Moss Cottage, a stone built semi-detached dwellinghouse positioned on the eastern side of Hurst Road, Biddulph. The site forms part of an established ribbon of development within the Green Belt.

PROPOSAL

Planning approval is sought for the construction of a two storey and single storey side extension. 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

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 13.04.217
Neighbour consultation period ends: 30.03.2017
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

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 a traditional stone built character cottage set within a large sloping plot. Properties of varying scale, age and appearance bound the site and offer a varied streetscene character. It is noted that a number of nearby properties have benefitted from planning approval for generous extensions and alterations.

The applicant has worked pro-actively with the LPA in order to address concerns raised in respect of scale and massing. The revised scheme presents a proportionate extension that would appear subordinate in nature. Whilst a flat roofed single storey section is proposed, this would be to the rear and would be within the angle formed by the extension and the existing building. External building materials are to match those of the existing house.

Amenity

The application site is bound by the other half of the semi-detached pair to the south and a detached split level dwelling to the north. The extension would not project beyond the front and rear building lines and therefore the attached dwelling would be unaffected. The property to the other side is set back substantially within its plot and as a result no loss of sunlight from the south would occur as light could pass between the rear of the extension and the front of the neighbouring dwelling. The windows in the front elevation will face towards open countryside and the window in the rear will overlook the garden. Although the neighbouring dwelling is set back, any overlooking would be at an oblique angle and would not raise privacy issues. Side windows are proposed at ground floor level but due to the change in levels and boundary treatment to the neighbouring dwelling and the fact that these are high level windows no overlooking will occur. A side window is proposed at first floor level and does carry the potential for some overlooking of the neighbouring dwelling. Therefore an obscured glazing condition would be appropriate. In accordance with policy DC1 all new development should be designed to protect the amenity of the area in terms of satisfactory daylight, sunlight, outlook and privacy. Taking account of the siting of the extension relative to these neighbouring dwellings it is not considered that the development would result in significant harm to the amenity of nearby residents.

Highway Safety

The proposed development would result in the addition of 1 no. bedroom creating a 3 bedroom dwelling. Sufficient off-street parking space would be provided to serve a dwelling of this size and accordingly it is not considered likely that the development would lead to harm to highway safety.

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 and is recommended for approval

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 27.02.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council