DELEGATED DECISION REPORT

SMD/2018/0151 **Valid 12/03/2018**	**563 ROCK END** **CHEADLE ROAD** **WETLEY ROCKS**	**PROPOSED EXTENSION TO FORM SUMMER ROOM** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Design
- Amenity
- Public Right of Way

DESCRIPTION OF SITE
The application site is located within the Green Belt to the east of the A520 within the ward of Cheddleton. It relates to a former outbuilding which has been converted as part of a group of buildings at Rock End. The conversion of the application site was approved in March 2017 as ancillary accommodation to the main dwelling.

There is a Public Right of Way (Cheddleton 62) running through the application site in an east-west direction.

To the west the application site is bound by the A520, to the south the application site is bound by other buildings associated with Rock End beyond which are other residential dwellings fronting onto the A520. To the east the application site is bound by open agricultural land within the Green Belt. To the north the application is bound by agricultural land between it and the edge of the settlement of Wetley Rocks.

PROPOSAL
This application seeks planning permission for an extension to the dwelling to provide additional living accommodation in the form of a summer room. The extension measures 4.1m in height (to ridge) with a pitch to match the existing dwelling. It measures 4.3m in width and 4.5m in depth, projecting out from the existing rear wall of the building.

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

National Planning Policy Framework
Paragraph(s) 1-17
Section(s) 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2017/0048 Proposed conversion of existing outbuilding into ancillary accommodation APPROVED 22/03/2017

CONSULTATIONS
Publicity
Site Notice expiry date: 01/05/2018
Neighbour consultation period ends: 26/04/2018
Press Advert: N/A

Public Comments
N/A

Town / Parish Comments
N/A

Staffordshire County Council Highways
N/A

Severn Trent Water
No objections

OFFICER COMMENTS
Principle of Development

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 Moorland 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 Government's 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.

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 SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Green Belt
For the purposes of planning policy consideration the application site is located

within the Green Belt where, in accordance with paragraph 89 of the National Planning Policy Framework (NPPF), it is outlined that the Local Planning Authority should regard the construction of new buildings as inappropriate development within the Green Belt. Relevant to this application is the exception of '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". One of the fundamental Green Belt aims is to keep land permanently open in order to prevent urban sprawl (para 79 NPPF).

The plans which have been submitted indicate that there would be a 25% increase in the size of the existing dwelling. This is not considered to be disproportionate to the existing dwelling and meets with the test set out in the NPPF.

In light of the above, the principle of development is considered to be acceptable subject to the application demonstrating with relevant national and local planning policy relating to design and amenity.

Design
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.

Following proactive discussions with the case officer, the applicant has chosen to amend their design from a flat roof extension which was not built in stone to a pitched roof design which is stone built, in keeping with the existing dwelling. It is considered that the proposed development, as amended, is much improved from the original design which was submitted. The proposed extension is subordinate to the existing dwelling, being shorter in height and set back to both the front and rear.

The amended plans are considered to constitute high quality design in accordance with policy DC1 of the adopted core strategy and relevant policies with Chapter 7 of the NPPF. The proposed development (as amended) is considered to represent sustainable development within the context of policy SS1a of the core strategy and paragraph 14 of the NPPF. Further, it is considered that the proposed extension represents a higher quality design than the existing garage which it is replacing. This is weighed positively in the planning balance.

Amenity
Policy DC1 of the adopted core strategy states that 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; protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping;

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.

Careful consideration has been given to the siting of windows and doors in the proposed extension, following discussions with the case officer. The original proposal had a different arrangement however the proposed development has a set of three windows in the rear elevation, which are similar in proportion to the existing rear elevation. There are two skylight windows in the roof, a set of three windows to the side elevation and a set of French doors to the front elevation which opens out into the area shared with the main dwelling house at Rock End. It is considered that there is a large amount of glazing in each elevation. However, on balance the proposed development is used as ancillary accommodation to the main dwelling therefore a certain level of privacy has already been foregone by using it as ancillary as the main dwelling, rather than as a separate house. As such, the same separation distances are not required in order to meet standards.

Public Right of Way
There is a Public Right of Way (Cheddleton 62) running through the application site in an east-west direction. The proposed development is to the north of the Public Right of way to the opposite side of the building, as such it is not considered that the proposed development would have a negative impact upon the Public right of Way.

Highway Safety
The proposed development does not involve the creation of additional bedrooms, which would be considered to have an impact on the number of cars associated with the dwelling. As such it is not considered that car parking is an issue in relation to the extension.

CONCLUSION / PLANNING BALANCE
This application seeks planning permission for the extension of an existing stone built out-building which has been converted to ancillary living accommodation to the main dwelling.

The materials proposed match with the existing dwelling and are considered to be of a high quality. The proposed development would extend the dwelling to the rear, in the direction which will be most visible from the road but which would not have an impact upon neighbouring dwellings.

By virtue of the proposed development's location within the Green Belt, an assessment of volume and floor space increase has been undertaken to determine the impact upon openness of the Green Belt. It is considered that the proposed development would not result in an amount of development which would be disproportionate to the original dwelling or which would impact on the openness of the Green Belt in an adverse way.

On balance, having taken all of the above into consideration it is recommended that the application is approved.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barnes
Recommendation Date: 18th June 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council