DELEGATED DECISION REPORT

SMD/2017/0515 **Valid 05/09/2017**	**GRANGE COTTAGE** **GRANGE PARK DRIVE** **BIDDULPH**	**PROPOSED 2 STOREY AND SINGLE STOREY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on the character and appearance of the application site and wider Conservation Area;
- Green Belt;
- Amenity.

DESCRIPTION OF SITE

This application relates to a site located within an area that is predominantly residential in character, albeit the site falls outside of the Biddulph Town Development Boundary which runs along the northern boundary to the plot. The site comprises a detached two storey dwellinghouse that is positioned centrally within a spacious plot that is sylvan in character. The site is located on land that is designated as Green Belt land and it also falls within the Biddulph Grange Conservation Area.

PROPOSAL

Planning approval is sought for the erection of a two storey rear extension and single storey rear extension.

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
SS5b Biddulph Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
R1 Rural Diversification
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 17
Section(s) 7, 9, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2000/0859	Extension to dwelling, removal of former greenhouse base and construction of dwelling together with two detached garages Refused
SMD/2004/1327	Detached garage and games room Approved

CONSULTATIONS

Publicity

Site Notice expiry date:
Neighbour consultation period ends:
Press Advert:

Public Comments

No comments received.

Town / Parish Comments

No adverse comments.

Environmental Health

No comments received.

Conservation Officer

Concern raised regarding the impact on the uniformity of the rear elevation.

Staffordshire County Council Highways

No comments received.

Archaeology

No concerns

OFFICER COMMENTS

Principle of Development

Core Strategy policy SS1 identifies that development should contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. Policy SS1a establishes a 'Presumption in Favour of Sustainable Development' as contained in the NPPF. Planning applications that accord with policies within the development plan will be approved without delay unless a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or, b) Specific policies in that Framework indicate that development should be restricted.

The site is located in the Green Belt, where in accordance with paragraphs 87 to 89 of the NPPF local planning authorities should regard the construction of new buildings as inappropriate development. Notwithstanding this the proposed development comprises the extension of a building, which at a 20% increase, would not result in disproportionate additions over and above the size of the original building. The proposed development is therefore considered acceptable against Green Belt policy and is as such acceptable in principle subject to all other policies in the Core Strategy and NPPF.

Design

Section 7 of the NPPF outlines the importance of the design of the built environment and states that god design is a key aspect to sustainable development and is indivisible from good planning. Development should function well and add to the overall quality of the area, establishing a strong sense of place reflecting the identity of local surroundings.

When assessing developments located within a Conservation Area, great weight should be given to the assets conservation; recognising that the significance of a heritage asset can harmed or lost through alteration or destruction of the heritage asset or through development within its setting. In accordance with paragraph 128 of the NPPF a Heritage Impact Assessment has been submitted with this application.

Grange Cottage comprises a detached character dwelling set within a spacious sylvan plot. The dwellinghouse is not listed; however it does fall within the Biddulph Grange Conservation Area and is considered to be of architectural merit.

The application site is somewhat inconspicuous within the streetscene with views from Grange Road being restricted by an area of woodland that separates the site from the highway. A high boundary wall serves the site to the north and views from the east and south are limited again by mature trees and boundary treatment. The dwellinghouse is orientated due east and has a strong uniformity. The proposed extension is to be located on the west elevation and is to comprise of a two storey extension and single storey extension.

The extension has been designed to reflect the architectural vernacular of the host dwelling. The scheme would regretfully disrupt the symmetry of the rear elevation which would have a clear impact on the character of the dwellinghouse. However the impact of this would be limited to views within the site and the symmetry of the front elevation would remain unaltered. It is therefore not considered that a refusal of the application on these grounds could be substantiated.

All external building materials are to match those of the host dwelling and where possible existing coping stones are to be re-used.

Amenity

Core Strategy policy DC1 seeks to maintain an acceptable standard of amenity having regard to matters of daylight, sunlight, outlook, privacy and soft landscaping. The nearest residential property is located to the north and comprises Almhouses which are located at a distance of 14m from the nearest part of the host dwelling. This distance is sufficient to avoid over shadowing. No windows are proposed within the side elevation of the proposed two storey extension. 1 no. utility room windows is located within the north elevation of the single storey extension. However views into and out of this window would be limited by virtue of the boundary wall. It is not considered that the development would result in harm to the amenity of nearby properties.

Highway Safety

Due to the scale and nature of the development proposed and the level of on-site parking provision it is not considered that the development would result in harm to highway safety.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the policies contained in the Core Strategy and NPPF. Therefore subject to an appropriately worded condition to ensure acceptable materials the scheme is considered to be acceptable.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 15.06.2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council