DELEGATED DECISION REPORT

SMD/2018/0332	**1**	**CONSERVATORY TO REAR**
Valid 01/06/2018	**MOORVILLE COTTAGES**	
	LEEK ROAD	**(FULL - HOUSEHOLDER)**
	MOORVILLE	
	CELLARHEAD	

MAIN ISSUES

- Whether or not the proposal amounts to inappropriate development in the Green Belt
- The impact on character and appearance of the area.
- The impact on residential amenity

DESCRIPTION OF SITE

The site is in the open countryside about a mile to the south of Werrington and comprises a Victorian semi-detached dwellinghouse facing Leek Road (A520) to the east. The attached dwelling lies to the north. Other than this and a separate dwelling to the front of the adjoining dwelling (between it and the road), the site is surrounded by open land and fields and is in the Green Belt.

PROPOSAL

This is an full householder application for a single-storey rear conservatory which would project from the rear wall by 4.0 metres and would have a max height of 2.8 metres.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy (Adopted 2014)

SS6c – Other Rural Areas Strategy
DC1 - Design

National Planning Policy Framework

Sections 7 (Design) and 9 (Green Belts).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2015/0451: Two-storey side and rear extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 5.7.18
Neighbour consultation period ends: 5.7.18
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

Principle of Development

The dwelling is a semi-detached house in the countryside and in the Green Belt. The NPPF allows extensions to dwellings providing this would not result in the disproportionate enlargement of the original house, in order to protect the open character and appearance of the Green Belt. The original house appears to comprise two rooms on both floors facing the road to the front. An examination of historic maps and planning history files indicates that a rear two-storey outrigger with a flat roof was added at some point during the 1960's / 1970's. It is absent from 1960's OS maps, where a much smaller rear outrigger is shown which is shorter than that of the neighbouring property. (The outrigger which now exists is a similar length). It is shown however, on the existing plans submitted as part of a 1980 application (SMD/1980/0042) for a single storey lean-to extension. Examination of the type of brickwork and the fact that it was finished with a flat roof also point to 1960's / 70's construction. This is in contrast to the smooth red brick of the neighbouring extension and it's fenestration details which point to a 1930's construction – a conclusion supported by the OS maps.

In 1996 a pitched roof was added to the flat roofed outrigger following the grant of a further planning permission (SMD/1996/0079) and in 2015 permission was granted for a two-storey side/rear extension which was approved in 2015 and has been built. This resulted in a further 20.3% increase in the floorspace of the existing house at that time with the result that the footprint of the dwelling is now 66sqm compared to 36sqm of the original dwelling – an increase of around 100% on the original dwelling. The proposed conservatory would add around another 14 sqm, thereby increasing the floor space above 100% of the original.

The addition of a rear conservatory of the scale and floorspace proposed, together with the previous extensions would cumulatively amount to a disproportionate enlargement of the dwelling and therefore the proposal would be deemed to be inappropriate development in the Green Belt.

Design
The conservatory is small-scale in relation to the size of the house and an appropriate in size and height. It would have a form, brick plinth materials and design which would harmonise with the appearance of the dwelling. It would not be visible from the road.

Amenity

The conservatory would not harm residential amenity as although it would amount to an even greater rear projection beyond one of the rear windows of the neighbouring dwelling (the window closest to the side boundary, it would be set away from the side wall of the outrigger and therefore would not have any significant additional loss of light affecting the room the window would serve. The adjacent dwelling also has a similar two-storey outrigger which already affects light to this room. The conservatory would not break any of the 45 degree lines measured from the primary windows of the neighbouring dwelling and therefore a significant loss of light to this property cannot be demonstrated.

With regard to privacy, although there would be glazing in the side wall of the conservatory, facing the neighbouring property, there is a side boundary fence which prevents direct views into the rear garden of the neighbours.

CONCLUSION / PLANNING BALANCE

The proposal would amount to inappropriate development in the Green Belt. There would be no harm to the appearance of the dwelling or the amenity of neighbouring occupiers. However, this does not override the harm by inappropriateness and harm to the openness of the Green Belt. No very special circumstances have been identified to outweigh this harm. Accordingly it is recommended for refusal.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Chris Johnston
Recommendation Date: 19.7.18

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council