DELEGATED DECISION REPORT

SMD/2018/0177	**1**	**PROPOSED DEMOLITION OF**
Valid 29/03/2018	**IVY COTTAGES**	**EXISTING GARAGE AND**
	GREENWAY BANK	**SINGLE STOREY REAR AND**
	BIDDULPH	**SIDE EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Green Belt
- Design
- Amenity

DESCRIPTION OF SITE
The application site is located in a remote rural location, to the south of Greenway Bank. It forms a group of two cottages, semi-detached which are two storey in height. The application site is located within the Green Belt.

To the north the application site is bound by the road, Greenway Bank, which provides vehicular access to a private driveway. To the east the application site is attached to the other half of the semi-detached dwelling, No. 2 Ivy Cottages. To the south the application is bound by open countryside. To the west the application is bound by a detached dwelling with a large amount of land, known as The Oaklands.

PROPOSAL
The application seek planning permission to demolish the existing detached garage and construct a single storey side and rear extension, in place of the garage providing a link between the main dwelling and the garage itself. The proposals also seek the part demolition of a two storey extension to the front elevation, to change this from a flat roof two storey extension to a single storey extension with a mono-pitched roof. The proposal would involve some engineering works to level the ground where there is currently a change in levels of over 1m in height. The garage currently sits in an elevated position to the side of the dwelling.

The proposed development would result in an increase in living accommodation to the dwelling in the form of a living room, utility and shower room. One of the bedrooms from the first floor would be removed as part of the proposals and a ground floor bedroom would be created in the 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

SS6c Other Rural Areas Area Strategy
DC1 Design Considerations
R2 Rural Housing
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 1-17
Section(s) 7 & 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
There is no known planning history associated with this site.

CONSULTATIONS
Publicity
Site Notice expiry date: 08/05/2018
Neighbour consultation period ends: 30/04/2018
Press Advert: N/A

Public Comments
N/A

Brown Edge Parish Comments
No objections

Ecology
There was originally an objection from the Council's Country Parks / Ecology Advisor in relation to the potential for bats within the existing garage, to be demolished. However, this objection has been removed following the site visit which confirmed that the buildings to be demolished are:

1) In the case of the garages / sheds the buildings have negligible potential to support bats due to being light-weight ad-hoc single skin sheet constructions
2) The brick elements of the main house to be taken down / adapted are well constructed with tight pointing and roof tiling showing no apparent opportunities for bats to make use of the building

On the above basis it is not appropriate or necessary to require a bat survey. I would though recommend using the following informative:

> *Bats. It is judged unlikely that Bats will utilise this building/buildings as a place of rest or shelter. Nevertheless, in the unlikely event that bats or bat droppings are encountered during the demolition work, all operations should be immediately ceased and advice obtained from an ecologically qualified bat specialist. Work should then continue only in accordance with the specialist advice obtained and with due reference to the law including the Conservation of Habitats and Species Regulations* 2010 and the Wildlife and Countryside Act 1981.

OFFICER COMMENTS
Principle of Development
Section 38 (6) of the Planning and Compulsory Purchase 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 Moorlands Core Strategy (adopted March 2014) and any relevant Supplementary Planning Documents (SPD's).

The Revised National Planning Policy Framework (NPPF) published in July 2018 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.

Policy R2 concerns Rural Housing. It states that other than those housing developments which have been allocated through the site Allocations DPD, only the following forms of housing will be permitted in the rural areas outside settlement boundaries: affordable housing, accommodation for agricultural workers, replacement dwellings, extensions to dwellings and the conversion of non-residential dwellings. The proposed development is for an extension to an existing dwelling and would meet with the policy test of Policy R2.

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

Green Belt
The application site is located within the Green Belt. Policy SS6c states that strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government Policy.

The NPPF states at paragraph 144 that: "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt."

NPPF paragraph 145 states that "LPAs should regard the construction of new buildings as inappropriate in Green Belt" but then sets out specific exceptions by which certain forms of development can be considered as being not inappropriate in the Green Belt. One of these exceptions is "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".

The original proposal was for a larger scale development which resulted in an increase in volume within the Green Belt of approximately 50%. However, following proactive discussions with the case officer, the applicant has amended their proposals to reduce the scale of the proposed development. Supposing the existing garage (which is to be demolished as part of the proposals) is not taken into consideration, the proposal would result in an increase in volume within the Green Belt of 41%, it is considered that this would be proportionate to the existing dwelling.

Notwithstanding this a further material consideration is the extensions which have been added to the dwelling post-1947, which are to be removed as part of the proposed development. This would count as a decrease in volume within the Green Belt. Further, if the existing garage is counted as a reduction in volume within the Green Belt, the proposed development would increase the volume of the existing dwelling by less than 20%. Therefore even if a 41% increase were considered a disproportionate amount, when compared against the existing dwelling the removal of the existing additions and garage would amount to very special circumstances.

Overall, it is considered that the proposed development (as amended) is a proportionate extension within the Green Belt and it accords with planning policy in this regard.

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 12 of the NPPF highlights the importance of good design and states that design quality should be considered throughout the evolution and assessment of individual proposals.

The submitted application form indicates that the proposed extension will be constructed and finished with red / brown facing brickwork to match the existing dwelling.

Following pro-active discussions with the agent, the proposals were revised to reduce the overall volume slightly. The existing dwelling has a large two storey flat roof extension to the front elevation, which is considered to be of poor design. The application proposes the demolition of the first floor element of this extension (which would result in the loss of one first floor bedroom, to be replaced at ground floor level) to create a single storey extension with a mono-pitched roof. Similarly, the proposed development comprises the demolition of the existing flat roof garage and the construction of a dual-pitch roof, which is of a higher quality design. This is considered that these are significant design improvement which should weight positively in the planning balance.

The submitted plans are considered to accord with policy DC1 of the adopted Core Strategy and relevant policies within Chapter 12 of the NPPF. The proposed Development is considered to represent sustainable development within the context of policy SS1a of the Core Strategy and paragraph 11 of the NPPF.

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 127(f) of the NPPF highlights that developments must achieve a high standard of amenity for existing and future users.

Consideration of the Council's SPD "Space About Dwellings" has been made. This document requires developments to have regard to any loss of light resulting from proposed developments, particularly where this would affect a neighbouring property. It is considered that the proposed development would result in no greater loss of light than the existing situation, this is because the proposed garage is on broadly the same footprint as the existing detached garage. It is acknowledged that the proposed linking section between the garage and main dwelling will result in a greater overall mass but this is tucked behind the main bulk of the garage structure. It also mirrors the extension which has been constructed next door, at No. 2 Ivy Cottages.

It is not considered that the proposed development would result in a loss of privacy or overlooking to No. 2, this is because there are only two small windows serving the shower and utility room to the side elevation. The utility room window is in broadly the same location as the single storey lean-to extension window previous was. The second window serves a shower room, it is recommended that this is obscure glazed to protect the privacy of neighbouring residents.

As such it is considered that the application complies with policy DC1 and paragraph 127(f) of the NPPF, and constitutes sustainable development with regards to amenity, in line with policy SS1a of the adopted core strategy and paragraph 11 of the NPPF.

CONCLUSION / PLANNING BALANCE
Taking all of the above into consideration, the proposed development would not be a disproportionate extension to the existing dwelling, which is located within the Green Belt and as such would comply with national and local planning policy. It is considered that the design of the proposed development would match with the existing dwelling and would be of a high quality, which accords with Policy D1 of the Core Strategy. The proposed development would improve the design of the existing two storey flat roof extension and of the dilapidated flat roof garage / store, this is weighed positively in the planning balance. In terms of amenity, it is not considered that the proposed development would have a negative impact upon the neighbouring dwelling.

It is recommended that the application is approved.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barnes
Recommendation Date: 17th August 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council