DELEGATED DECISION REPORT

SMD/2018/0600 **Valid 20/09/2018**	**RED RIDGE CLEWLOWS BANK** **STOCKTON BROOK**	**RAISE EXISTING ROOF RIDGE HEIGHT** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development (inc. Green Belt consideration)
- Design/impact on the street-scene and the character & appearance of the area
- Impact on residential amenity
- Highway safety
- Sustainability

DESCRIPTION OF SITE

The property to which the application relates is a detached bungalow constructed of rendered elevations under a tiled roof with gardens to front and rear. The property is set back from the road at a higher level due to the land rising from the road. The site is located on the eastern side of Clewlows Bank, Stockton Brook, towards the southern end of a short ribbon of development. To the west and east is open countryside/Green Belt with Stanley Pool not far beyond the eastern boundary. A Public Right Of Way (Bagnall) also runs past the eastern boundary of the site.

The site lies within the Green Belt and Staffordshire Moorlands Special Landscape Area, as defined in the Development Plan.

PROPOSAL

The application seeks full planning permission for what is described as "*Raise existing roof ridge height."*

PLANNING POLICIES, GUIDANCE AND OTHER MATERIAL CONSIDERATIONS

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
SS6 Rural Areas
SS6b Smaller Villages Area Strategy
SS6c Other Rural Areas

DC1 Design Considerations
DC3 Landscape and Settlement Setting
C1 Creating Sustainable Communities
T1 Development and Sustainable Transport
R1 Rural Diversification
R2 Rural Housing

SPD - Design Principles for Development in Staffordshire Moorlands

National Planning Policy Framework

- 1 - Introduction
- 2 - Achieving sustainable development,
- 6 - Building a strong, competitive economy
- 9 - Promoting sustainable transport
- 12 – Achieving well designed places
- 13 – Protecting Green Belt Land
- 14 - Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

Paragraph 48 of the newly adopted NPPF states that

> *"…decision-takers may also give weight to relevant policies in emerging plans according to:*
>
> - *the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*
> - *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
> - *the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

Local Plan process

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public will now be held this Autumn in order to determine whether the Local Plan is sound and legally compliant. Subject to the findings of the appointed inspector, the Local Plan is expected to be adopted in the Spring of 2019. At his point, it will supersede the adopted Core Strategy and become part of the statutory development plan for the District.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question. The Officer Comments section of this report identifies the level of outstanding objections to each policy and recommends the amount of weight to be given to them at this stage in the process
- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

Emerging Policies

The following policies are considered to be relevant to this application:

- SS1 - Development Principles
- SS1a - Presumption in favour of Sustainable Development
- SS2 - Settlement Hierarchy
- SS3 – Future Provision and Distribution of Development
- SS9 – Smaller Villages Area Strategy
- SS10 – Other Rural Areas Area Strategy
- SD3 – Sustainability Measures in Development
- DC1 - Design Considerations
- DC3 – Landscape and Settlement Setting
- C1 – Creating Sustainable Communities
- T1 - Development and Sustainable Transport

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0072 – Proposed raising of ridge and single-storey rear extension (re-submission of SMD/2017/0523). Refused, 21.05.2018

SMD/2017/0523 - Proposed rear extension, raising ridge to accommodate rooms in roof space. Refused, 18.10.2017

SMD/2006/0764 – Rear extension and conservatory. Approved, 01.09.2006. It is noted that the rear extension has been built (so the permission has been implemented) but the conservatory has not been built.

CONSULTATIONS

Publicity

Site Notice expiry date: 22.10.2018
Neighbour consultation period ends: 16.10.2018
Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

Bagnall Parish Council

No objections.

SCC Highways

No comments received. However, the Highway Authority has commented on previous similar applications and have not raised any objections.

Severn Trent Water

As the proposal has minimal impact on the public sewerage system it is advised that STW has no objections to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development (Inc. Green Belt issues)

As noted above, the application seeks full planning permission to *"raise existing roof ridge height."*

The NPPF states that new buildings in the Green Belt are inappropriate development, which is harmful by definition, and such applications should be refused unless there are very special circumstances to overcome the identified harm. There are exceptions to the general rule of new buildings being inappropriate development, one of which 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."*

Hence, the proposed extension/alteration ***could*** be acceptable in principle provided such changes do not result in *"disproportionate additions over and above the size of the original building."*

From the information provided on previous applications and the plans for the current application, the comparative sizes of the original dwelling, previous extensions, current proposals and overall resultant size are noted in Table 1 below. It is noted that the floor area created in the roof space has been calculated having made allowances for the fact that not all the floor area in the roof space would be habitable, given the constraints created by the roof slopes.

Table 1

(Figures are within 1 or 2 % points)	Original Dwelling	Previous Extensions Implemented (2006)**/ & Resultant Total	Current Proposed Extensions/ & Resultant Extensions Total	Total Increase Over Original Dwelling
Footprint	83sqm	30sqm/113sqm	0sqm/113sqm	30sqm (36%)
Floor Area	*83sqm	30sqm/113sqm	46sqm/159sqm	76sqm (91%)
Max Ridge Height	5.3m	5.3m	6.5m	1.2m (22%)
Max Eaves height	2.8m	2.8m	No change	0
Max Width	9.4m	9.4m	No change	0
Max Depth	***8.8m	3.2m/10.8m	No change	23%
Volume	335cum	125cum/465cum	32cum/497cum	48/%

*NB. The Council accepted the floor area of the original dwelling as being 83sqm in the 2006 application.

**NB. It is noted that a conservatory that was approved as part of the SMD/2006/0764 application has not been implemented, but still could be as the permission itself has been implemented. The Conservatory had a footprint and floor area of 11sqm and a volume of 27cum.

***NB. The max depth has been calculated allowing for a rear porch that existed on the property prior to the 2006 application being implemented, which the Council accept as being part of the "original dwelling".

From the figures outlined in Table 1 above it can be seen that the proposed extension to/alteration of the roof would result in the following total increases over the size of the original dwelling: a) Footprint - 36%; b) Floor Area – 91%; c) Height – 22%, d) Depth – 23% and volume – 48%. The current application increases floor area significantly. However, the ridge height and volume increase are relatively modest. Bearing all the extensions in mind it is considered that the proposal would not result in disproportionate additions. However, it is considered that such alterations would result in extensions to the property having reached a maximum permissible under current planning policy.

Bearing all the above points and policies in mind, it is concluded that the proposed development would not result in disproportionate additions to the original dwelling. Therefore the proposal is not inappropriate development in the Green Belt. The modest increase in roof ridge height and associated mass increase is considered not to harm the openness of the Green Belt or threaten any purposes of including land within the Green Belt. Therefore the proposal accords with policy SS6c of the CS and section 13 of the NPPF.

Design/impact on the street-scene and character & appearance of the area

An additional floor is created as a result of raising the roof ridge height by 1.2m. The depth and width of the building remain the same. 2 No. small dormers are inserted on both the front and rear roof slopes. Increasing the main roof ridge height would retain a dual-pitched roof.

The application dwelling is located such that the extension to the roof would be visible from the road but to a lesser extent from the Public Right Of Way that passes the rear of the site and the rear gardens of neighbouring properties.

Policy SS1 of the Core Strategy (CS) seeks, amongst other things, to ensure that all development contributes positively to the Staffordshire Moorlands environment, maintaining the distinctive character of the Moorlands and its individual towns, villages and their settings.

Policy DC1 of the CS seeks to ensure that all development is well designed and reinforces local distinctiveness. New development should be of a high quality, respect the site and its surroundings and promote a positive sense of place and identity through (amongst other things) the scale, siting, character and appearance.

Policy DC3 of the CS seeks to protect or enhance the local landscape by, amongst other things, resisting development that would harm the character of the local or wider landscape.

Policy R2 of the CS allows for certain forms of housing development in rural areas, including extensions to existing dwellings

> *"…provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area."*

It is considered that the design of the proposed roof extension an improvement on the design of a previously refused application (SMD/2017/0523). Bearing in mind the figures and conclusion referred to above in the section covering Green Belt (additions not being disproportionate), it is considered that the scale of the proposed extension is in keeping with the host property. Therefore it is considered that the proposed development complies with CS policies R2 SS1, DC1 and DC3 and section 12 of the NPPF.

Impact on residential amenity

Firstly, it is noted that the properties immediately to the south and north of the application dwelling are in effect two-storey dwellings. It is also noted that the property to the south is currently being extended and renovated. Having been on to both neighbouring sites and clarified which windows serve which rooms it is considered that the proposed extension/alteration would not have any detrimental impact on the amenities of either of the immediate neighbouring properties.

As such, the proposal accords with the amenity tenets of policy DC1 of the CS and bullet point 'f' of para. 127 of the NPPF.

Highway Safety

The proposed extensions and alterations would result in the dwelling having 3 No. bedrooms overall, i.e. the number as existing. The Highway Authority has not previously raised any objections to such a change. Therefore it is considered that there are no highway safety issues arising from the proposed development that would warrant a refusal. As such the proposal complies with Local Plan policy T1 and section 9 of the NPPF.

CONCLUSION / PLANNING BALANCE/SUSTAINABILITY

Bearing all the above matters in mind the proposed development is considered not to be inappropriate development in the Green Belt. There are no issues re design, neighbour amenity or highway safety. As such the proposed is considered to be a sustainable form of development which accords with Core Strategy policies SS1 and SS1a and the concept of sustainability running through the NPPF. Therefore it is recommended the application be approved..

OFFICER RECOMMENDATION: APPROVE

Case Officer: John Williamson
Recommendation Date: 25/10/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council