DELEGATED DECISION REPORT

SMD/2018/0764	**HILLSIDE COTTAGE**	**SINGLE STOREY EXTENSION**
Valid 18/12/2018	**7 MOSS HILL**	
	STOCKTON BROOK	**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Design and street scene

DESCRIPTION OF SITE

The property is an eclectically extended two storey stone cottage semi with single storey additions. The overall building (application property and attached neighbour) was present and appeared as two dwellings as early as the 1877 – 1887 OS map. There is a gabled single storey forward projection to the road edge which appears to have been present by the 1937 – 39 OS map edition. This has then been extended sideways along the roadside by way of a single storey flat roofed section (taken to be recent 20thC) to meet with a small stone single storey building with dual pitched roof and gable to the road edge. From map evidence this further gabled section appears to be an original outbuilding present by 1937 – 39.

Off the rear of the former outbuilding, which has now been incorporated into the main dwelling space, is a makeshift extension forming a covered area over yard space. This structure appears to have been in place at least since 2006.

PROPOSAL

In place of the makeshift rearward side extension, to construct a single storey flat roofed extension with side wall forming a continuation of the side wall of the former outbuilding. Proposed in stone in keeping with the original house, outbuilding and previous extensions.

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
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
R2 Rural Housing
T1 Development and Sustainable Transport

Local Plan Submission Version (February 2018)
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
H1 Rural Housing
T1 Development and Sustainable Transport

National Planning Policy Framework July 2018
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
No recent recorded history.

CONSULTATIONS

Publicity
Site Notice expiry date: 11th January 2019
Neighbour consultation period ends: 12th January 2019
Press Advert: N/A

Public Comments
None

Town / Parish Comments
None

Severn Trent
Minimal impact on the public sewerage system and therefore no objection and no requirement for drainage condition.

OFFICER COMMENTS

Principle of Development
In the rural areas outside of the development boundaries Policy SS6c is 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."

Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances (NPPF 143). Local Planning Authorities are to regard the construction of new buildings as inappropriate in the Green Belt.

NPPF paragraphs 145 and 146 set 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" (NPPF 145 c).

The original building (excluding the original outbuilding) has a ground plan area of c.29.4m2. The existing extensions (including the original outbuilding but excluding the plan area of the existing makeshift rear side extension) amount to 21.5m2 representing an increase of 73% over the original building. The first floor area of the original building (measured externally) is estimated at 26.4m2.

The extension now proposed would add 14.4m2 which would take the total extensions to 36m2 or 122% of the original building.

For this proposal to be acceptable in Green Belt terms there would need to be 'very special circumstances'. Consideration has been given as to whether the building is unduly small. The internal floor space of the existing two storey building measures to c.60m2. This therefore appears to meet the Nationally Described Space Standards for a one bedroom, two person, two storey dwelling which expects minimum internal floor area of 58m2 (subject to certain additional criteria). On this basis therefore, no very special circumstances emerge relating to habitable space or lack thereof.

A further consideration is that the proposed extension would replace an existing un-approved structure. This structure has been present at least since 2006 (based on the aerial photograph for that year) and is therefore immune from enforcement action. It can be seen that the proposed extension would bring no greater impact to the Green Belt than the structure it would replace.

Design

In terms of design the existing structure is somewhat ramshackle with a timber panel side wall and sheet metal roof. The proposed extension by contrast would be conventionally designed and the side wall would be in stone to match the adjacent building.

It is to be noted that the proposal would adopt a flat roof. There has been discussion with the agent/designer about whether a part pitched roof slope could be adopted in continuation of that on the more forward part of the existing side section (the former outbuilding). The agent /designer is concerned however that a pitched roof slope would involve eaves, and certainly roof troughing which would overfly the neighbouring ground. An alternative approach involving a parapet wall top which the flat roof could lie behind has also been discussed. However it is considered that the necessary height of the parapet would be potentially obtrusive and have significantly more impact than a simple conventional flat roof as proposed. It is noted that the

proposed eaves fascia could be selected to match the existing fascia used along the front elevation. Whilst this may be a compromise and not a favoured design style it may on balance be preferable to introducing yet another alternative detail to this property. It is also a considerable improvement over the existing structure on this footprint.

Amenity
The extension would occupy an area of the dwelling's rear amenity space. However scaling from the 1:500 block plan shows that an area of 90m2 would remain which clearly well exceeds the minimum 65m2 required standard. There are no residential neighbours to the side of the proposed extension and no adverse amenity issues identified.

Highway Safety
No issues arise.

CONCLUSION / PLANNING BALANCE
Taken together with the previous extensions the proposal would not be supported in the Green Belt as an extension allowed under the exception categories. However the pre-existing structure now immune from enforcement action presents other considerations which it is found clearly outweigh the normal presumption against the development proposed. The proposal would have no greater impact on the openness of the Green Belt than the exiting structure and would produce significant design improvement for the street scene. On this basis it is concluded that very special circumstances exist to justify a recommendation of approval.

A remaining compromise in the design detail has been discussed in the report and it is concluded on balance that the scheme as submitted be accepted.

OFFICER RECOMMENDATION: approve

Case Officer: Arne Swithenbank
Recommendation Date: 26th February 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council