DELEGATED DECISION REPORT

SMD/2019/0575	**322 NEW STREET**	**FIRST FLOOR SIDE AND**
Valid 18/09/2019	**BIDDULPH MOOR**	**REAR SINGLE STOREY EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The site lies on the south-western fringes of Biddulph Moor village but is outside of the development boundary and is in the Green Belt. It comprises a semi-detached two-storey stone Victorian cottage, rural in character and sits within ribbon development facing New Street to the north-west. There is open land to the rear and to the other side of the road to the north.

PROPOSAL

This is a full householder planning application for a first-floor extension above an existing side lean-to garage and also the replacement of a rear conservatory with a larger single-storey rear extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Development Plant Core Strategy Document (2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6c Other Rural Areas Strategy
DC1 Design Considerations
R2 Rural Housing

NPPF (Revised July 2018)

Sections 12 (Design) and 13 (Green Belts)

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

Emerging Policies

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 is ongoing in order to determine whether the Local Plan is sound and legally compliant. Hearing sessions were conducted in October 2018 and the Inspector issued his initial post-hearing advice in January 2019 which set out some actions for the Council and a range of modifications that would be necessary to make the plan sound. The full schedule of modifications is to be determined and will be subject to consultation in due course. The Inspector will then be in position to write his final report. Subject to the findings of the appointed Inspector, the Local Plan can then be adopted by the Council. This will be towards the end of 2019 at the earliest. Upon adoption, the Local Plan 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:

SS10 Other Rural Areas Strategy
DC1 Design Considerations

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

05/00312: Two-storey extension. Refused.

CONSULTATIONS

Publicity

Site Notice expiry date: 12.11.19
Neighbour consultation period ends: 12.11.19
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

The Green Belt policies in Section 13 of the NPPF seek to protect the openness of the Green Belt and allow extensions to buildings only where they would not result in a disproportionate enlargement of the original building. Such an enlargement would be deemed to be inappropriate development in the Green Belt which is harmful to its openness and should only be allowed under very special circumstances. Policy SS6c of the Council's Core Strategy requires strict control over inappropriate development in the Green Belt. The dwelling has been extended before. Judging from the historical maps, the original building comprised a 2-storey L-shaped semi-detached building occupied by the current front lounge and half of the rear kitchen and the rooms directly above. There has since been a two-storey rear extension to square the building off, a single storey side and rear extension (where the garage and utility area are) and also a rear conservatory. The original floorspace has been calculated as being approx 68 sq.m. The proposed extensions, together with previous extensions would result in an enlargement of 62.7 sq.m (this excludes the conservatory which would be replaced). This would almost double the size of the original house and therefore the dwelling would be disproportionately enlarged, resulting in inappropriate development in the Green Belt which be definition is harmful to its openness. There do not appear to be any very special circumstances which are considered to outweigh the harm to the Green Belt and the operation of Green Belt policy.

With regard to the impact of the design of the extensions in the appearance of the area, these would not detract harmfully with the appearance of the dwelling and would respect the nature and appearance of the development in the surrounding area and would respect the gap between the two buildings (there is a neighbouring dwelling to the south-west). The extensions would also not lead to any significant light loss to neighbouring properties. The single-storey extension would be screened by boundary screening. There are no windows on the side wall of the neighbouring

dwelling facing the first-floor extension and this would not encroach any rearward of the main rear windows of the same neighbouring dwelling. There would not be any harmful overlooking of other properties. Views from the rear extension would be blocked by boundary screening. At first floor level, the proposed windows would either face the street (there are already bedroom windows closer to the street) or, to the rear, would lead to overlooking of only the rear part of the rear garden/amenity areas of the neighbouring properties. However, these factors do not outweigh the overall harm caused to the openness of the Green Belt.

CONCLUSION/PLANNING BALANCE

The proposal, by virtue of the size of the enlargement of the original stone cottage, would lead to inappropriate development in the Green Belt which would be harmful to its openness. There are no very special circumstances which outweigh the harm to the Green Belt. It would not comply with Green Belt policy in the NPPF and would also for the same reason not comply with Policy SS6c of the Council's Core Strategy.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Chris Johnston
Recommendation Date: 13.11.19

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council