Appeal Statement of Case

Extension to the front bedroom to facilitate both an en-suite and level access requirements to allow full access to the property for the applicant

Application no: SMD/2019/0625

01 February 2020

Issue one

Notice

This document and its contents have been prepared and are intended solely as information for a Statement of case and use in relation to this planning appeal.

This document has 19 pages including the cover.

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1. Introduction

1.1. This Statement of Case is prepared by Richard James MRICS on behalf of Mr and Mrs Bailey (the 'Appellant') in respect of a planning appeal under the provisions of S.78 of the Town and Country Planning Act (the 'Appeal').

1.2. The Appeal is against the refusal of an application for Planning Permission (the 'Application') by Staffordshire Moorlands District Council ('SMDC'). The SMDC application reference is SMD/2019/0625.

1.3. The Application was made in relation to the property No.69 Cellarhead Road, Cellarhead, ST9 0HW. (the 'Appeal Site'). For the 'Extension to the front bedroom to facilitate both an en-suite and level access requirements to allow full access to the property for the applicant'.

1.4. The Application was validated on 09/10/2019, and refused under delegated officer powers on 04/12/2019, for the following reasons'

1.4.1. "1. The proposal would add to existing additions and further extend the original dwelling disproportionately with additions over and above the size of the original dwelling. This would be inappropriate development in the Green Belt because it is not provided for by one of the listed exceptions at paragraph 145 of the National Planning Policy Framework 2019(NPPF). The NPPF confirms that such inappropriate development should be considered to be harmful by definition and makes it clear that substantial weight must be attributed to any Green Belt harm. Permission cannot be granted for the inappropriate development because there are no 'very special circumstances' that clearly outweigh the harm to the Green Belt and any other harm that results from the development."

1.5. *"2. The development would be harmful to the character and appearance of the area to the detriment of local distinctiveness. To the front of a relatively uniform pair of flat fronted modest semi detached bungalows, the addition to the front would predtrude forward with detriment to their symetrical simple flat fronted character. The addition to the front would overly dominate the character and appearance of the bungalows front elevation. This would appear incongruous and relate poorly to the streetscene. As such the development would be contrary to Policies SS6c, DC1 and R2 of the Core Strategy and the National Planning Policyv Framework 2019."*

1.5.1. I have attached the following documents for reference to this appeal:

- *Delegated Decision Notice for this application SMD/2019/0625*
- *Delegated Decision report for this application SMD/2019/0625*
- *Delegated Decision report for the neighbouring property SMD/2018/0535*
- *Mr Bailey's medical consultant support letter for application*
- *Letter from Mr and Mrs Bailey with respect of the application*
- *Drawings A101 to A104*

2. Background

2.1. Firstly, we focus on the reasons why the extension is critical for the wellbeing and health of the appellant Mr Bailey and his wife who have lived at the property for well over 40 years; unfortunately, It will provide for level access/ wheel chair access into the property and a large enough bedroom to facilitate a wheel chair, as well as the critical en-suite requirement.

2.2. This modest extension was to enable him and his wife to remain in their home, which is now very much in jeopardy as a result of SMDCs decision to refuse planning permission.

2.3. As you can see on the existing plans, both of the two bedrooms are located at the front of the property, with the main bathroom and conservatory at the rear. The extension to the bedroom at the front of the property has been designed to future proof the property for Mr Bailey, as well as to serve his immediate needs. It is highly likely Mr Bailey will be reliant on a wheel chair in the near future, therefore the extension was to facilitate level access into the property which can be easily achieved at the front of the property; given the external levels are higher at the front of the property than they are at the rear.

2.4.

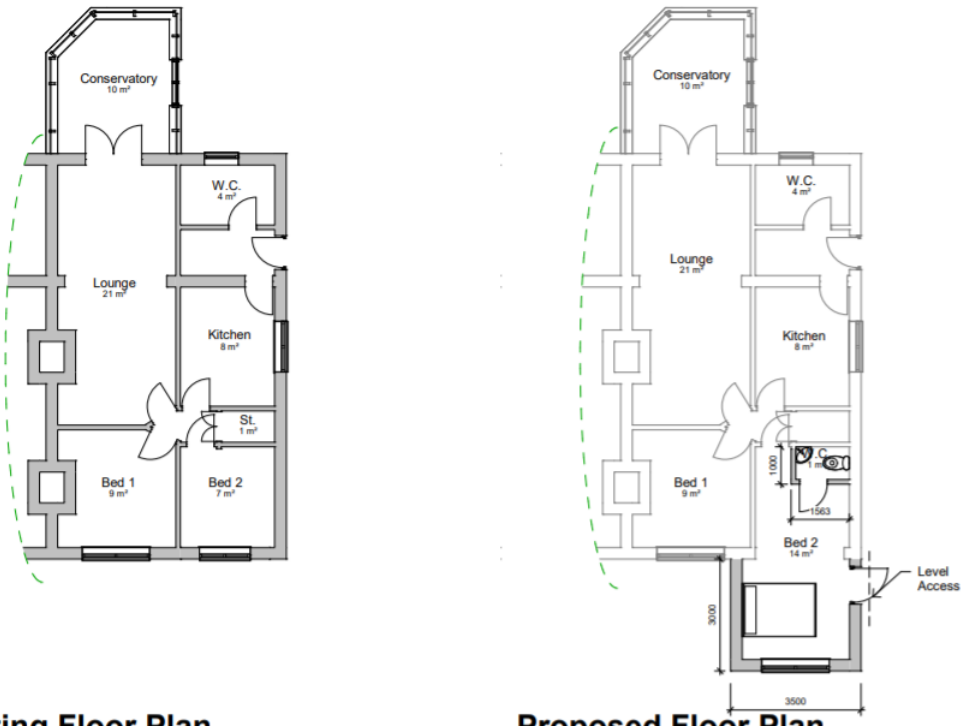


Image 1 – Existing and Proposed Floor Plans

2.5. Unfortunately, there was no dialogue from SMDC to the appellants prior to the decision to refuse planning permission. We have since written to the officer prior to making this appeal detailing their case to the contrary, however have received no response.

2.6. In reference to the delegated decision report SMD/2019/0625 and to the following paragraph:

"Whilst the dwelling has already been extended and additional extension would cause more harm to the Green Belt, the GPDO would permit certain extension to the rear and side of the dwelling that would provide a footprint similar to that of the proposal. In Green Belt terms both developments, that which would be permitted and that which is proposed, would be similarly harmful. However, those developments permitted would have to be carried out to the side or rear of the dwelling where they would have less of an impact on the dwelling's principal elevation, its appearance within the street scene, and the symmetry with the neighbour."

2.7. We understand the underlining recommendation conveyed here, that an extension could be progressed under GDPO, a point which was duly considered when this modest proposal was developed. Unfortunately, it is not possible to extend off to the side given the access requirements to the rest of the plot. It is also not viable to extend off to the rear given the internal layout of the property, and the disproportionate cost that would be required to achieve the critical access to the property Mr Bailey so urgently requires.

2.8. The size of the bedroom extension will also facilitate wheel chair use and has been kept to the absolute minimum, though was carefully considered to mirror the newly built bungalow off to the right hand side, which was recently approved with no onerous conditions set by the SMDC (Application SMD/2018/0535).The extension will also facilitate the creation for a new en-suite bathroom for Mr Bailey, which is critical to serve Mr Bailey's health requirements. I have attached a letter from his consultant Professor Anthony Ward, who details Mr Bailey's issues and requirements, he also lends his support in a professional capacity for Mr and Mrs Bailey's appeal to your decision.

3. Appellants Case

3.1. We secondly, focus on your decision letter's two main considerations on which the proposal has been refused:

1. *The proposal would add to existing additions and further extend the original dwelling disproportionately with additions over and above the size of the original dwelling.*
2. *The development would be harmful to the character and appearance of the area to the detriment of local distinctiveness.*

3.2. On SMDC's first point with respect to disproportionate additions and in reference to P.145 NPPF and that they consider:

" The development would be inappropriate and planning permission should not be granted unless there are very special circumstances that clearly outweigh the substantial weight that should be attributed to the Green Belt harm."

We hope that given the predicament Mr and Mrs Bailey find themselves in, with regard to Mr Baileys progressive disease and resulting disability, that this outweighs any subjective harm, this minor extension would have on the Green Belt. On this point alone, we hope that this provides substantiation for *special circumstance* for this application to be approved under the provision of P.145 NPPF.

3.3. We also highlight a clear inconsistent approach in the determination of this application and in respect of the Green Belt in this area and highlight the recent application reference: SMD/2018/0535. Please see the delegated decision report comment:

"*The site is in the Green Belt despite the close proximity to the built-up part of a large village. The NPPF allows development in the Green Belt under limited criteria in order to protect the openness of the Green Belt. New dwellings are not normally allowed but "limited infilling in villages" is listed as development which is not inappropriate in the Green Belt. It is reasonable to deem the existing row of eight houses to the south of the main road as being part of the village and being* ***on the edge of it*** *and adjacent to the built-up part of the village."*

3.4. In this instance the proposal for the new bungalow was determined on the basis that the development is considered to be within the village (Werrington) and falls, *'on the edge of it'* rather than what should be considered Green Belt. The application has then been determined on this basis, found to be acceptable and not to damage Green Belt, when historic applications of the same have been refused. This absolutely falls as one of the same arguments for this minor extension, the new bungalow which has been built is disproportionately larger than the applicant's existing property and the parent property (no.71) plot on which it was built. We believe that there was a favourable approach considered with this development, which has had a much greater impact on Green Belt than the applicant's minor extension will have. We hope this fact is given due consideration.

3.5. On SMDC's second point with regard to the *character and appearance,* referencing the Delegated Decision Notice, paragraph below for reference:

"2. The development would be harmful to the character and appearance of the area to the detriment of local distinctiveness. To the front of a relatively uniform pair of flat fronted modest semi detached bungalows, the addition to the front would predtrude forward with detriment to their symetrical simple flat fronted character. The addition to the front would overly dominate the character and appearance of the bungalows front elevation. This would appear incongruous and relate poorly to the streetscene. As such the development would be contrary to Policies SS6c, DC1 and R2 of the Core Strategy and the National Planning Policy Framework 2019."

3.6. We do not agree with this assessment with regard to the street scene and symmetry of the property, please see below a photo the front elevation of no. 69 Cellarhead Road (appellant's property) and the neighbouring property.



Image 2 – Appellants Property

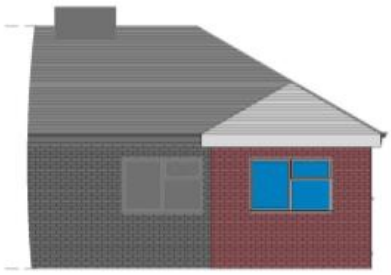
3.7. For the avoidance of the doubt, the appellant's property is that with white windows and the neighbouring property it that with the brown windows. You can clearly see that that the neighbouring property has a flat roof extension to the right, which serves as a garage. The appellant's property is in fact subordinate in character to their neighbour's property, it has no symmetry and is not uniform in nature. Please also see below an image of the new neighbouring bungalow referenced above, which is nearly complete.





Images 3 and 4 – Appellant's property in context, Neighbouring Bungalow approved (SMD/2018/0535)

3.8. The appellant's proposal has been carefully considered to mirror the new bungalow, which already extends forward of what was the original building line. You can see that the applicant's proposal shall share some symmetry with the new bungalow , therefore will be in keeping with the newly formed street scene. It is clearly not contrary to Policies SS6c, DC1 and R2 of the Core Strategy and the National Planning Policy Framework 2019.



Propsoed North Elevation



Images 5 and 6 – Appellants proposed Elevation and Newly constructed bungalow (SMD/2018/0535)

3.9. This is will also prove to remove any potential for it to be ‘incongruous’, which in any instance is entirely subjective, given the various property types which make up the current street scene, none of which show any symmetry images below:







4. Conclusion

4.1. As detailed above, unfortunately there is no alternative proposal that can make the appellants property fit for their current need, making reference to GDPO. The existing layout, ground levels and current access to the property dictate the rationale that extension is only feasible to the front of the property.

4.2. We believe that there has been an inconsistent approach in SMDC's decision, highlighting the inconsistent approach in the determination of this application, in respect of the Green Belt in this area, highlighting application reference: SMD/2018/0535 for the approval of a new bungalow.

4.3. We do not agree the SMDC's subjective assessment with regard to the *street scene and symmetry* of the property detailing the current street scene, the varied property types as well as the fact the appellant's proposed front elevation mirror matches the recently approved and newly constructed bungalow (images 5 and 6).

4.4. We trust that the rebuttal to SMDC's basis for refusal are valid and must be considered in allowing this appeal for the appellants, so that they can construct this so urgently needed extension; which is wholly to support both Mr Bailey and his wife through his progressive illness, that will allow them to remain in their home of over 40 years.

Appendices



Appendix A. Delegated Decision Notice for this application SMD/2019/0625

STAFFORDSHIRE
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ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Richard James
137 Stallington Road
Stoke On Trent
ST11 9PB

Mr & Mrs Bailey
69 Cellarhead Road
Cellarhead
ST9 0HW

Application no: SMD/2019/0625

Determined on: 4th December 2019

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

REFUSAL OF PLANNING PERMISSION

Location of Development:
69, Cellarhead Road, Cellarhead, Staffordshire, ST9 0HW

Description of Development:
Extension to the front bedroom to facilitate both an en-suite and level access requirements to allow full acess to the property for the applicant

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown in drawings ref: A101, A102, and A104 for the reason(s) specified below:-

1. The proposal would add to existing additions and further extend the original dwelling disproportionately with additions over and above the size of the original dwelling. This would be inappropriate development in the Green Belt because it is not provided for by one of the listed exceptions at paragrpah 145 of the National Planning Policy Framework 2019(NPPF). The NPPF confirms that such inappropriate development should be considered to be harmful by definition and makes it clear that substantial weight must be attributed to any Green Belt harm. Permission cannot be granted for the inappropriate development because there are no 'very special circumstances' that clearly outweigh the harm to the Green Belt and any other harm that results from the development.

2. The development would be harmful to the character and appearance of the area to the detriment of local distinctiveness. To the front of a relatively uniform pair of flat fronted modest semi detached bungalows, the addition to the front would predtrude forward with detriment to their symetrical simple flat fronted character. The addition to the front would overly dominate the character and appearance of the bungalows front elevation. This would appear incongruous and relate poorly to the streetscene. As such the development would be contrary to Policies SS6c, DC1 and R2 of the Core Strategy and the National Planning Policy Framework 2019.

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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Informatives

It is considered that the proposals are unsustainable and do not conform to the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Appendix B. Delegated Decision report for this application SMD/2019/0625

DELEGATED DECISION REPORT

SMD/2019/0625 **Valid 09/10/2019**	**69 CELLARHEAD ROAD** **CELLARHEAD**	**EXTENSION TO THE FRONT BEDROOM TO FACILITATE BOTH AN EN-SUITE AND LEVEL ACCESS REQUIREMENTS TO ALLOW FULL ACESS TO THE PROPERTY FOR THE APPLICANT** **(FULL - HOUSEHOLDER)**

MAIN ISSUES
Impact on the Green Belt and the character and appearance of the area

DESCRIPTION OF SITE
Small red brick semi detached bungalow, it has symmetry with its neighbour they both sit under a hipped tiled roof with a centrally shared brick chimney stack. There are two windows to the front and main entrance is to the side. The dwellings are set well back from the roadside behind a lawn and a dwarf stone wall. The applicant's dwelling has a rear flat roof extension and a glazed conservatory that extends to the rear of that.

The semi detached bungalows are one pair in a row of four. On the other side of the road to the north, there are School grounds within the 'larger village' of Werrington. The road forms the boundary with the Green Belt to the south and the land behind the dwelling is open undeveloped countryside forming the Green Belt.

PROPOSAL
To add a 3m by 3.5m extension to the front of the dwelling to provide a larger bedroom. The extension would be built from brick and have a hipped tiled roof that would run into the main roof at a subordinate level.

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
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework
Section(s) 2 Achieving sustainable development; 4 Decision Making; 12 Achieving well designed places; 13 Green Belt

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
93/00101/OLD LOUNGE EXTENSION TO REAR. APPROVED
07/01017/FUL CONSERVATORY. APPROVED

CONSULTATIONS

Publicity
Site Notice expiry date: 6th Nov 2019
Neighbour consultation period ends:
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Awaited

OFFICER COMMENTS
Principle of Development
The property is in the Green Belt where development is, by definition harmful, unless it is provided for by one of the exceptions on the closed list at paragraph 145 of the NPPF. One of those 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.

In this case the original building is a small semi detached bungalow. It has already been disproportionately extended with a flat roof extension and conservatory added to the rear. The footprint of the original dwelling is c.50sqm while extensions have already added c.35sqm, an increase of some 70%. This proposal would add another 10sqm to those additions which are already over and above that of the original. The proposal would result in further disproportionate extension and the exception would not provide for the development.

The development would be inappropriate and planning permission should not be granted unless there are very special circumstances that clearly outweigh the substantial weight that should be attributed to the Green Belt harm.

Whilst the dwelling has already been extended and additional extension would cause more harm to the Green Belt, the GPDO would permit certain extension to the rear and side of the dwelling that would provide a footprint similar to that of the proposal. In Green Belt terms both developments, that which would be permitted and that which is proposed, would be similarly harmful. However, those developments permitted would have to be carried out to the side or rear of the dwelling where they would have less of an impact on the dwelling's principal elevation, its appearance within the street scene, and the symmetry with the neighbour.

On balance therefore it would be more favourable if the applicant were to rely on the provisions of the GPDO and provide development that is already permitted rather than build the proposed development that would not only be harmful to the Green Belt but also harmful to the character and appearance of the dwelling and street scene. A theoretical 'fall back' position that might be provided by the GPDO does not serve to outweigh the harm that has been identified with the proposed development.

Design and impact on character and appearance

The development would be harmful to the character and appearance of the area to the detriment of local distinctiveness. To the front of a relatively uniform pair of flat fronted modest semi detached bungalows, the addition to the front would predtrude forward with detriment to their symetrical simple flat fronted character. The addition to the front would overly dominate the character and appearance of the bungalows front elevation. This would appear incongruous and relate poorly to the streetscene. As such the development would be contrary to Policies SS6c, DC1 and R2 of the Core Strategy and the National Planning Policy Framework 2019.

Amenity

Given the single storey height and the limited overall projection, coupled with the distance to the boundaries it is not considered that any amenity issues are raised.

CONCLUSION / PLANNING BALANCE

Harmful to the Green Belt and the character and appearance of the dwelling and street scene, there are no very special circumstances that would outweigh that harm.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst
Recommendation Date: 04/12/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Appendix C. Delegated Decision report for the neighbouring property SMD/2018/0535

DELEGATED DECISION REPORT

SMD/2018/0535 **Valid 17/08/2018**	**71 CELLARHEAD ROAD** **CELLARHEAD**	**PROPOSED NEW DWELLING (INFILL) ON THE RESIDENTIAL CURTILAGE AT 71 CELLARHEAD ROAD** **(FULL - MINOR)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The site is immediately outside the southern development boundary of Cellarhead, which together with Werrington is classed as a "large village". It is within the Green Belt and the A52 main road which runs along the front boundary to the north, separates the site from the development boundary. It comprises a semi-detached bungalow with garden space to the front, side and rear. The dwelling is one of a row of eight dwellings forming "ribbon development" on the south side of the main road (Cellarhead Road) lying directly opposite Moorside High School. Open fields within the Green Belt lie either side of the row of dwellings to the west and east and to the rear to the south. The row includes a mix of semi-detached and detached dwellinghouses and bungalows mainly 1930s-built in plots of varying widths but similar long lengths towards the open Green Belt land to the south.

PROPOSAL

This is a full planning application for a detached 2-bedroom bungalow to the side of the existing semi-detached bungalow within the site. It would have a fully hipped roof and a height of 5.6 metres up to the apex, a short roof ridge. It would have a brick and tile finish. The existing access and drive would be used as a shared drive and the parking area would be extended slightly to provide two additional parking spaces in front of the proposed dwelling. To the rear there is already a hedge separating the existing garden into two and one half would be used as the private rear garden for the proposed. There would be small gaps maintained between the existing hedge forming the new side boundary and the dwelling and to the other side a gap between it and the existing side boundary of the property. An existing detached garage would be removed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS6a Large Villages Strategy
SS6c Other Rural Areas
H1 – New Housing

National Planning Policy Framework (Revised July 2018)

Sections 5 (Housing), 13 (Green Belts).

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:

SS8 Large Villages Strategy
SS10 Rural Areas strategy
H1 New Housing

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There have been a number of applications in the late 1980's and early 1990's for a dwelling on the plot and these have been refused or withdrawn. The last refusal was under application ref. 90/00207.

CONSULTATIONS

Publicity

Site Notice expiry date: 10.10.18
Neighbour consultation period ends: 10.10.18
Press Advert: N/A

Public Comments

Letters have been received from an adjacent resident who does not object to the proposal but raises a number of concerns including primarily drainage problems affecting his property and neighbouring properties that could be worsened if the drainage from the proposed house runs to existing shared drains (presumable private) within the properties. It is claimed drainage from the existing dwelling runs into a ditch at the bottom of his garden causing maintenance problems. The Green Belt status of land and also the access being opposite a school access/exit are other points raised (the latter causing highway safety issues). The potential to extend the property resulting in a demand for more than two car parking spaces is another concern raised.

Town / Parish Comments

None.

Local Highways Authority

No objection subject to conditions.

Environmental Health

No objection subject to conditions.

Severn Trent Water

No objection

OFFICER COMMENTS

The site is in the Green Belt despite the close proximity to the built-up part of a large village. The NPPF allows development in the Green Belt under limited criteria in order to protect the openness of the Green Belt. New dwellings are not normally allowed but "limited infilling in villages" is listed as development which is not inappropriate in the Green Belt. It is reasonable to deem the existing row of eight houses to the south of the main road as being part of the village and being on the edge of it and adjacent to the built-up part of the village.

The Council's current large villages strategy, Policy SS6a states that where development is required to be met outside the built-up area, this will only be of a small scale and on sites which relate well to the built-up area, can be assimilated into the landscape and have good access. I consider the proposal broadly complies with this as the site is an infill plot between existing houses (and therefore can be assimilated into the landscape) and the row of houses relate well to the built-up area being adjacent to and facing the built-up area and not encroaching significantly into the open land to the south. The access is existing and of a safe standard with good visibility.

The Core Strategy is due to be replaced by a Local Plan and this is emerging but not yet adopted. Policy SS8 allows new dwellings in the large villages either on land allocations (the site is not included in any proposed allocations) or on the "edge" of a settlement boundary in accordance with Policy H1 which states that the site must "adjoin" a large village development boundary. The development boundary is not proposed to be changed in this part of Cellarhead and would remain to lie on the northern edge of the main road. The site, however, is to the other side of the road and therefore is not, in the literal meaning of the word, not adjoining the development boundary. There is therefore some conflict with the emerging Local Plan as a result of the proposal. However, the Local Plan has limited weight in the determination of planning proposals at this stage as it has not been adopted and does not as yet replace the Core Strategy. The particular policy, SS8, is also deemed to be "limited".

The Core Strategy is deemed to be out of date due to the lack of a five-year land supply. The NPPF therefore gives significant weight to allowing sustainable new houses in areas of undersupply where there is no conflict with other parts of the NPPF and where no adverse harms are identified which outweigh the benefits of providing much needed new dwellings. There is no significant conflict with other parts of the NPPF including Green Belt policy (as discussed above) and no adverse harms have been identified with the scheme. The site is in a sustainable location adjacent to a large village and a secondary school and is also on a bus route and within walking distance of shops and services.

There were previous refusals of permission for a dwelling on the plot due to the Green Belt status but these were a considerable time ago and refused under different policies in operation. The proposals were considered contrary to Structure Plan and North Staffs Green Belt Local Plans which had a more restrictive approach to Green Belt infill development. It was considered at the time the schemes would "represent an undesirable consolidation of this small isolated group of dwellings which is not regarded as a village or settlement". There is no longer any specific Local Plan policy for Green Belt infill development. The NPPF allows infill in villages but does not specify what this is. Regardless of this, I consider the group of dwellings is not isolated as it is adjacent to a built-up area. Also, I consider the inclusion of a small dwelling within a gap of sufficient size in the middle of an otherwise closely grouped row of eight dwellings would not represent an undesirable consolidation and that changes to the form and density of the row of dwellings would not be immediately noticeable or harmful to the character and appearance of the area. At the time of the previous refusals the housing supply situation was different. Today, the government guidance places significantly greater weight on new housing in sustainable locations were there is an undersupply and I consider the benefit of the proposal in providing a new house, particularly a small 2-bed bungalow, which are particularly in short supply, would tilt the balance in favour of allowing the new dwelling in this location.

With regard to the overall character and appearance of the area, the proposed design, size, height and form of the proposed dwelling, together with the siting in relation to the plot and eventual plot width would not be out of keeping with the existing row of eight dwellings.

With regard to residential amenity, there would be ample outdoor amenity space for the proposed occupants. In terms of residential amenity of existing residents, the nearest dwelling outside of the property is a small semi-detached bungalow (No.69) which would be 5.5 metres from the proposed bungalow. The bungalow would not be visible from the front and rear windows. There is a window on the side elevation of No.69 which is the sole window to a small kitchen. The proposed bungalow would certainly be visible from the kitchen at a distance of 5.5 metres away. However, this window already looks out onto a garage building and the side elevation of the existing bungalow at No.71. Although the new bungalow would be considerably closer, its single storey form and roof sloping away from the side of No.69 would not lead to an overall harmful loss of light provision to No.69 particularly as the main habitable rooms are to the front and rear. There would be no main side windows proposed for the new bungalow other than a bathroom window but obscured glazing

can be inserted into this window by way of a planning condition in order to minimise a loss of privacy.

With regard to highway safety, the existing access is sufficiently safe for the use as a shared access with another dwelling and good visibility along both sides of the road and school accesses exists. The provision of two spaces is sufficient for a 2-bed unit and the parking and turning area is adequate to allow vehicles to turn and leave the access onto the main road in forward gear. There would be no significant harm to highway safety as a result of the scheme.

With regard to the comments of neighbours particularly regarding drainage, the impact on drains appears to be a private or civil matter. A condition will be attached requiring the surface water and foul drainage to connect to the public mains drains unless otherwise approved in writing by the Council.

CONCLUSION / PLANNING BALANCE

The proposed dwelling represents acceptable village infill development in the Green Belt and would not harm its openness. The proposal is compliant with Policy SS6a despite being outside of the development boundary. The proposed development would not harm the character and appearance of the area, residential amenity or highway safety. The benenfits of the scheme in providing a small bungalow in an area of undersupply and in a sustainable location would outweigh any significant harms of which none have been identified and the proposal is therefore in line with para.11 of the NPPF. The proposal would also be in line with the social, economic and environmental strands of sustainable development which is the key aim of the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 12.10.18

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Appendix D. Mr Bailey's medical consultant support letter for application

Appendix E. Letter from Mr and Mrs Bailey with respect of the application

69, Cellarhead Road,
Werrington,
Stoke-on-Trent
ST9 0HW
14th December 2019

Dear Sir,

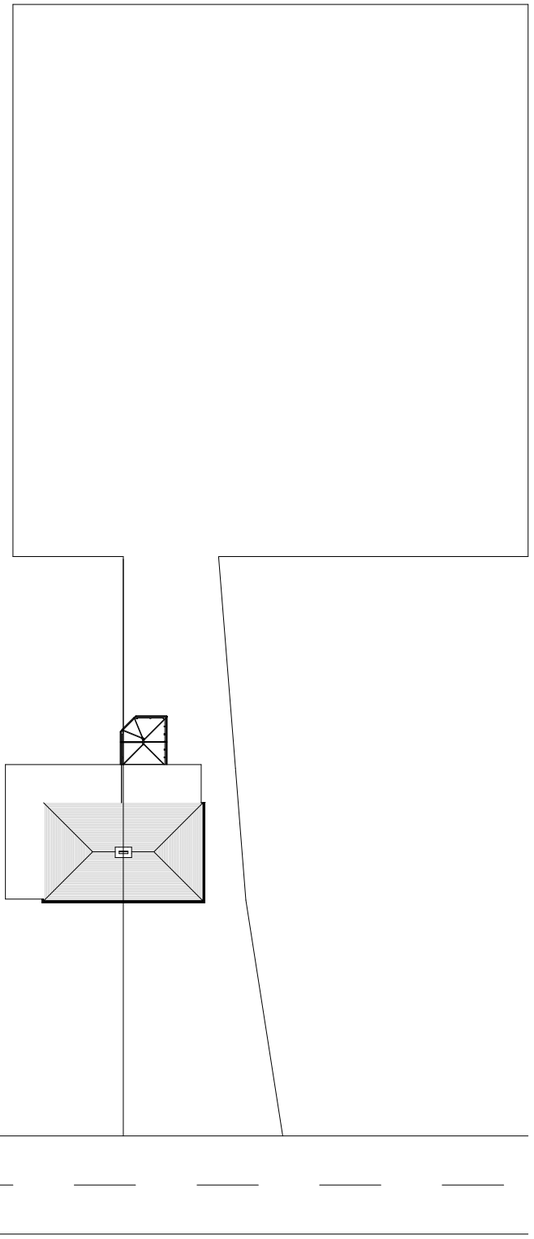
We would very much appreciate it if you would please look at our plans again, whilst we realise we have already made extentions to our home we never thought Mr Bailey would get that is now affecting his mobility and may worsen in time .

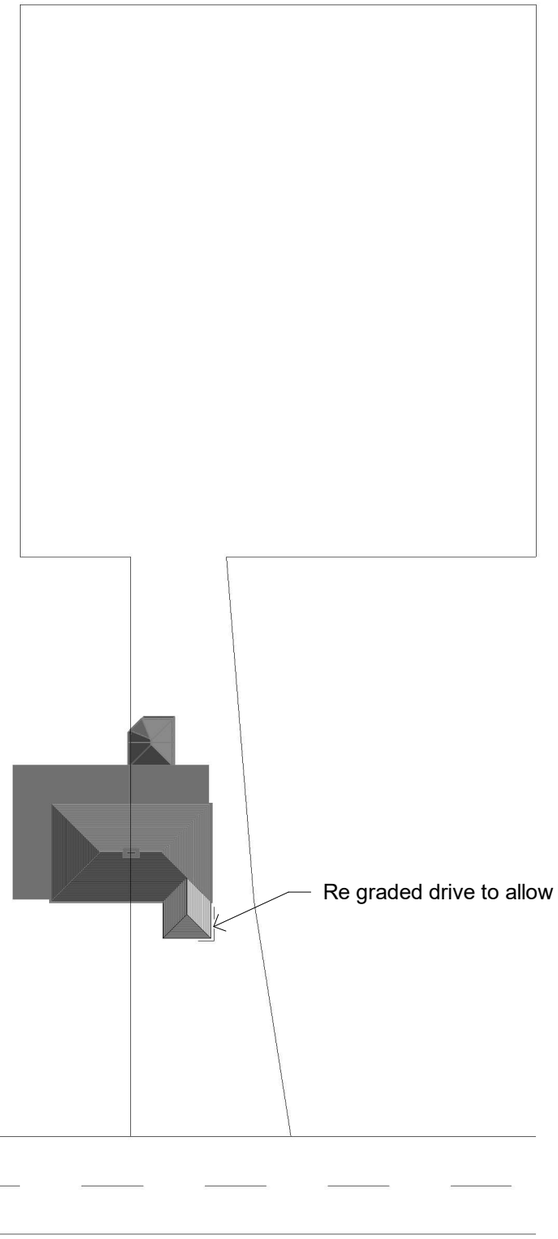
Next door no 71 as already built a new bungalow on green belt in between our bungalow and no 71 on green belt land with a front that extends some 7 feet in front of ours , so we don`t really think that our extention would be out of place and would enable Mr Bailey easy access to toilet and washing facility. The lower access door on to the drive would future proof his needs to access the property if needs be.

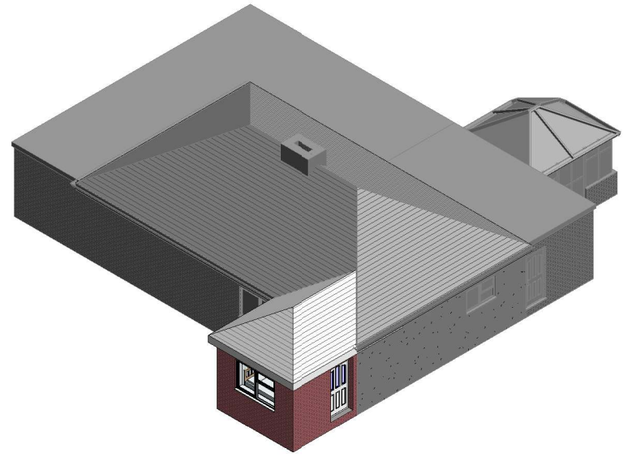
Yours sincerely

K.W & J Bailey.

Appendix F. Drawings A101 to A104







Existing Site Plan
1 : 500

Proposed Site Plan
1 : 500

Proposed Extension

No.	Description	Date

69 Cellarhead Rd, Staffordshire, ST9 0HW

CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

PROJECT
Bungalow Extension

SHEET
Site Plans

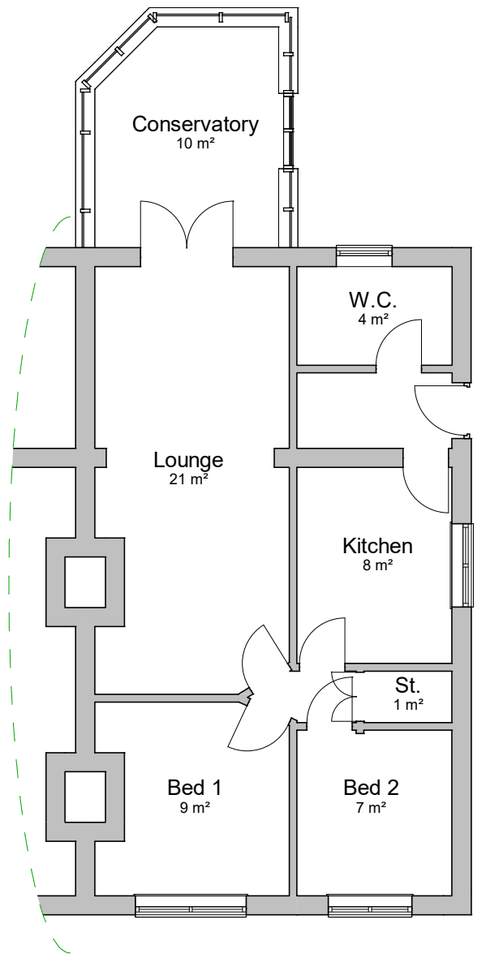
CLIENT
Mr & Mrs Bailey

Date	Project number	Scale (@ A3)
Sep 19	Project Number	1 : 500

Drawn by	DRWAING NUMBER	REV
RJ	A101	

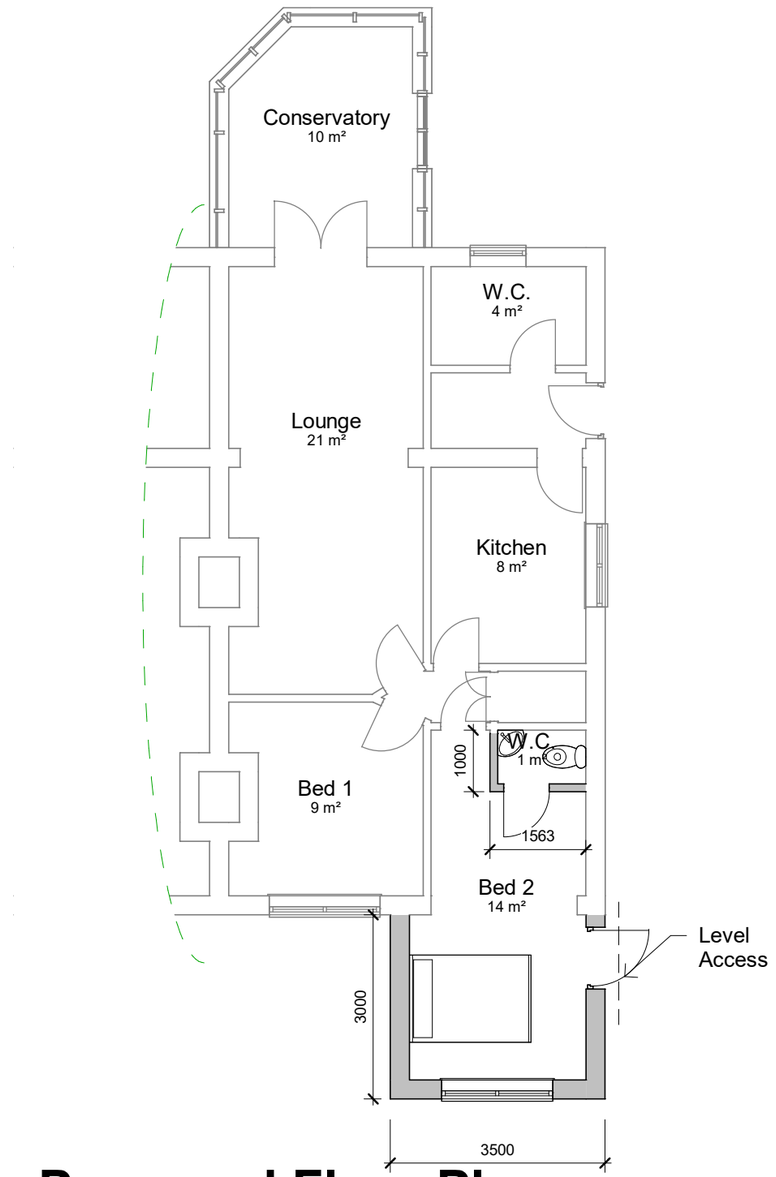
Checked by
RJ

09/10/2019 16:47:46



Existing Floor Plan

1 : 100



Proposed Floor Plan

1 : 100

No.	Description	Date

69 Cellarhead Rd, Staffordshire, ST9 0HW

CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

PROJECT
Bungalow Extension

SHEET
Floor Plans

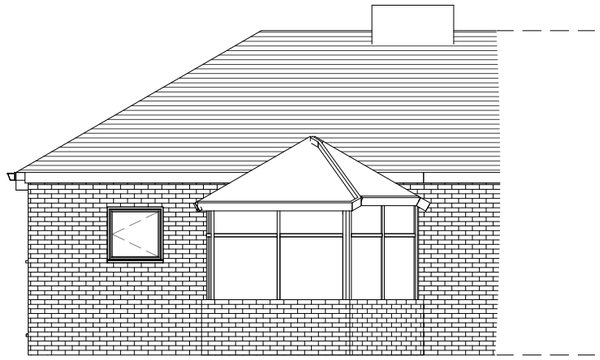
CLIENT
Mr & Mrs Bailey

Date	Project number	Scale (@ A3)
Sep 19	Project Number	1 : 100

Drawn by	DRWAING NUMBER	REV
Author	A102	

Checked by
Checker

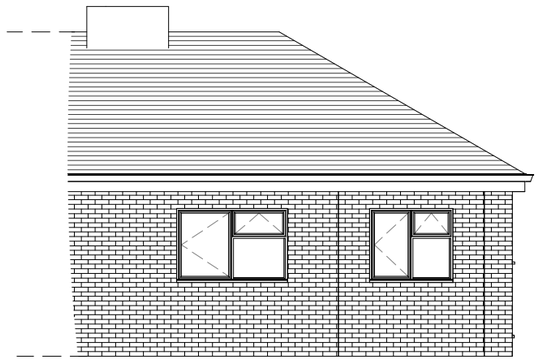
09/10/2019 16:47:48



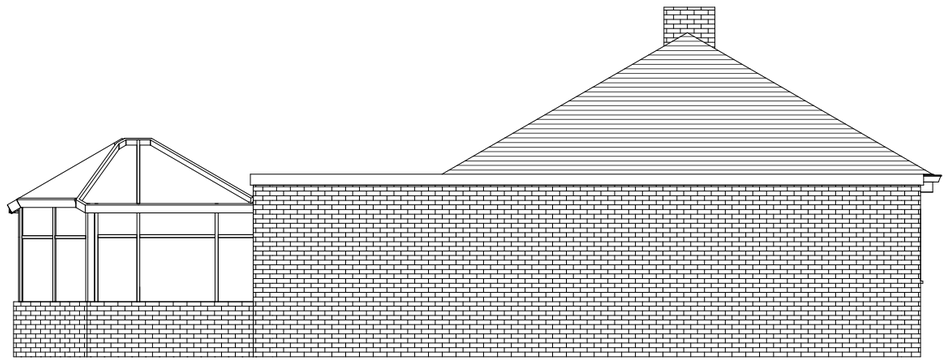
Existing South Elevation
1 : 100



Existing West Elevation
1 : 100



Existing North Elevation
1 : 100



Existing East Elevation
1 : 100

No.	Description	Date

69 Cellarhead Rd, Staffordshire, ST9 0HW

CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

PROJECT
Bungalow Extension

SHEET
Existing Elevations

CLIENT
Mr & Mrs Bailey

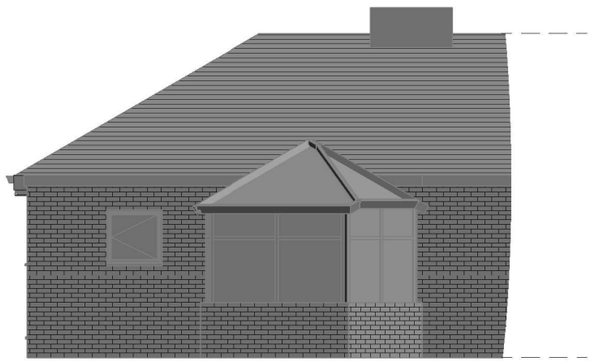
Date	Project number	Scale (@ A3)
Sep 19	Project Number	1 : 100

Drawn by: Author
Checked by: Checker

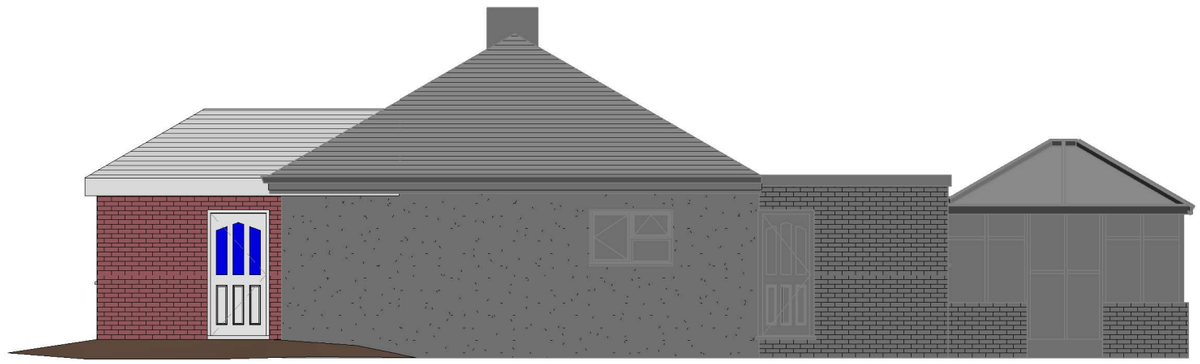
DRWAING NUMBER: A103

REV

09/10/2019 16:47:49



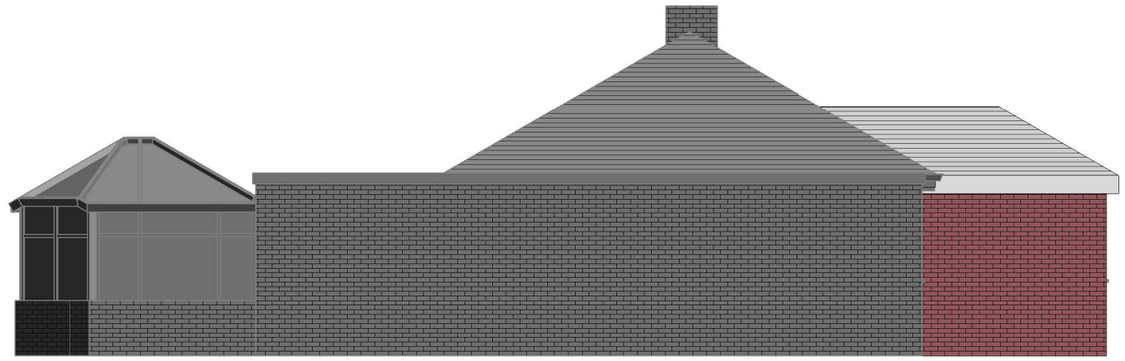
Proposed South Elevation
1 : 100



Proposed West Elevation
1 : 100



Propsoed North Elevation
1 : 100



Proposed East Elevation
1 : 100

No.	Description	Date

69 Cellarhead Rd, Staffordshire, ST9 0HW

CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

PROJECT
Bungalow Extension

SHEET
Proposed Elevations

CLIENT
Mr & Mrs Bailey

Date	Project number	Scale (@ A3)
Sep 19	Project Number	1 : 100

Drawn by	DRWAING NUMBER	REV
Author	A104	

Checked by
Checker

09/10/2019 16:47:50

Richard James MRICS

137 Stallington Road
Blythe Bridge
Staffs
ST11 9PB