DELEGATED DECISION REPORT

SMD/2020/0381	**HACKWOOD LODGE HOLLINS**	**PROPOSED CANOPY TO FRONT**
Valid 27/07/2020	**LANE**	**ENTRANCE**
	HAZELCROSS	
	KINGSLEY	**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Parking;
- Drainage;
- Coal.

DESCRIPTION OF SITE

The application site consists of a detached two-storey dwelling and a detached garage. To the front of the house and garage there is an off-road parking and turning area and the site provides generously sized external amenity space. Land levels within the application site vary however they would not have any bearing upon this proposal.

For the purposes of planning policy consideration the application site is located outside of any settlement boundary and is within the Green Belt. The property is not situated within any Conservation Area and there are no nearby Listed buildings/structures or protected trees which need to be considered. The property is within a Coal development (low risk) area.

PROPOSAL

The application seeks consent for the erection of a small, pitched roof, open sided porch/canopy. The porch canopy is to be finished with tiles to match those of the existing house, the porch frame is to be constructed from Oak and finished in a clear coat wood stain. The porch would surround the central front door of the house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

STAFFORDSHIRE MOORLANDS LOCAL PLAN – Submission Version February 2018 (including analysis of Main Modifications where relevant).

Full council voted to adopt the new Staffordshire Moorlands Local Plan on 9th September 2020.

SS1	Development Principles
1a	Presumption in Favour of Sustainable Development
SS10	Other Rural Areas Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 8	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

2: Achieving sustainable development;
6: Building a strong, competitive economy;
12: Achieving well-designed places.
13: Protecting Green Belt land.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

11/01070/CL_EXG	Confirm residential use of Hackwood Lodge has not been abandoned. Approved.
12/00214/CL_EXG	Confirm residential use of Hackwood Lodge and its associated domestic curtilage. Approved.
12/00925/FUL	Demolition of existing property and erection of replacement dwelling. Approved.
13/00173/FUL	Erection of detached garage. Approved.
13/01026/FUL	Demolition of existing property and erection of replacement dwelling. Refused.

CONSULTATIONS

Publicity

Site Notice expiry date: 04/09/2020.
Neighbour consultation period ends: 28/08/2020.

Public Comments: No representations received.

Kingsley Parish Council: Support the application.

Severn Trent Water: No objections and no drainage conditions are required.

OFFICER COMMENTS

Principle of Development

The application site is located within the Green Belt. In accordance with National Planning Policy Framework (NPPF) paragraph number 145 part C, an extension or alteration to a building is not inappropriate development provided that it does not result in a disproportionate addition over and above the size of the original building. The recently adopted Staffordshire Moorlands Local Plan contains policy SS10 which confirms the allowance of 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. Should a proposal be contrary to NPPF paragraph number 145 then consideration should be given to paragraph numbers 143 and 144 and whether there are any 'very special circumstances.'

Design and visual impact

This is a very simple application for a small pitched roof porch/canopy to be added to the principal elevation of Hackwood Lodge. Hackwood Lodge is a replacement dwelling which has had a number of domestic Permitted Development Rights removed. It is considered that this proposal is acceptable in terms of design. The addition is small, sits neatly within the central section of the principal elevation and is proportionate in terms of its dimensions. The addition respects the character of the dwelling and does not interfere with the simplicity and symmetrical appearance of its frontage. The use of tiles to match the existing dwelling is welcomed and the intent to construct the frame of the porch from Oak is acceptable. The applicant has confirmed that the Oak will be treated in a clear coat wood stain. There will be no significant visual impact beyond the application site as the dwellings sits away from, and at a lower level to, the highway.

Parking

There are no parking implications. This is for a small porch extension which would not project into any space currently used for parking.

Drainage

Severn Trent confirms no objections and do not request any drainage conditions.

Coal

Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is reasonable to consider the surrounding area and any coal mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. The Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

CONCLUSION / PLANNING BALANCE

The application is for a small extension at the front of the house. The proposal is not considered to be inappropriate development due to the minor nature of the works. The addition will be of a good design, will sit neatly against the existing house frontage and will not harm/detract from the character of the existing dwelling. There are no other technical reasons why permission should be withheld and for these reasons it is recommended that the application is approved subject to conditions and advisory notes.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 17/9/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council