DELEGATED DECISION REPORT

SMD/2020/0482 **Valid 07/09/2020**	**ROOKERY COTTAGE** **SANDON ROAD** **CRESSWELL**	**PROPOSED BALCONY TO WEST ELEVATION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on the character and appearance of the existing building.
- Impact on neighbouring amenity.
- Whether the proposal comprises an exception to inappropriate development in the Green Belt.

DESCRIPTION OF SITE

The application site comprises a detached dormer bungalow constructed of rendered off-white walls with a tiled roof. The property is positioned within a long, narrow plot on the western side of Sandon Road. Open fields are located to the north, east and west, whilst an overgrown area of scrub separates the application site from the neighbouring property to the south, Hunters View.

The application site is located in the Green Belt.

PROPOSAL

Full planning permission is sought for the erection of a balcony within the northwestern side elevation of the existing dwellinghouse.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS10 Other Rural Areas Strategy
DC1 Design Considerations

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12, 13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0130 WC extension to front elevation and new bathroom dormer to rear elevation
Approved 24/04/2018

CONSULTATIONS

Publicity

Site Notice expiry date: 27/10/2020
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Draycott Parish Council has no objection to the proposed development.

Staffordshire County Council Highways: No objection

OFFICER COMMENTS

Principle of Development

The application site is located in the Green Belt whereby policy SS10 of the Local Plan (2020) and chapter 13 of the NPPF (2019) are applicable. Policy SS10 states 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 proposal is for the construction of a balcony to serve the first floor of the property. Paragraph 145 of the NPPF (2019) outlines that the construction of new buildings should be regarded as inappropriate in the Green Belt unless it meets an exception. One such exception is (c) 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.

The proposed balcony will equate to an additional 4.2 square metres of floorspace and will have an additional volume of 5.7 cubic metres. The 2018 application for extensions to the property concluded that *'the overall increase in volume is well below 30% when compared with the original dwelling'*. An additional 5.7 cubic metres of floorspace will not result in disproportionate additions over and above the size of the original building and it will meet an exception to inappropriate development in the Green Belt. The balcony therefore complies with policy SS10 of the Local Plan and chapter 13 of the NPPF (2019).

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that *'alterations need to be undertaken with care. Insensitive changes can easily spoil a building…The aim is to revitalise the building without altering its fundamental character'*.

The proposed balcony will be attached to the northwestern side elevation of the existing dwellinghouse. It will comprise a metal frame with glass balustrades and a glass floor. The balcony will be suspended from the side elevation, with no ground floor upright supports. An existing floor-to-ceiling fully glazed window will be replaced with a floor-to-ceiling fully glazed door, that will provide access onto the balcony. The proposed balcony will be lightweight in design and materials and will be sympathetic to the existing dwellinghouse. It will not result in an unsympathetic addition to the dwellinghouse.

The balcony will be positioned almost centrally on the side elevation and therefore it will not be highly visible from Sandon Road. A public footpath follows the boundary of the adjacent field and therefore the balcony will be visible to its users. However, the footpath will be located approximately 100 metres from the proposed balcony at its closest point and will be viewed against the backdrop of the existing dwellinghouse. The proposed balcony will therefore not appear visually prominent within the surrounding rural landscape.

Amenity

Core Strategy policy DC1 and paragraph 127(f) of the NPPF (2019) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The nearest neighbouring property, Hunters View, is sited over 100 metres to the southwest and the proposed balcony will be positioned on the northwestern side elevation of the existing dwellinghouse, overlooking the adjacent agricultural fields. The separation distance between the two properties will ensure that the proposed balcony will not have a detrimental effect on the amenity of this property.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry
Recommendation Date: 02/11/2020

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council