DELEGATED DECISION REPORT

SMD/2020/0504 **Valid 16/09/2020**	**SWISS COTTAGE 52 THE GREEN KINGSLEY**	**INTERNAL ALTERATIONS AND ASSOCIATED CHANGES TO ELEVATIONS TOGETHER WITH EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

Whether or not the proposal 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 is on the western edge of the village but is outside of the development boundary and in the Green Belt. It comprises a small Victorian "two-up two-down" cottage with modern single-storey front and side extensions. It lies perpendicular to the main A52 road which is to the south and the front elevation faces east towards Sunnyside which also provides access to the site via a shared access drive also linked to a residential property to the north of the house where two new dwellings are currently being built. There are other houses on the other side of the A52 to the south and open field lie immediately to the rear of the site to the west.

PROPOSAL

This is a full householder planning application for a single-storey front extension attached to the side of the existing front extension and which would read as the continuation of the lean-to front extension further along the original front wall of the cottage. This would provide for a larger living room and would have matching materials and fenestration as the rest of the house.

This is a scaled down scheme of extensions to one proposed earlier in 2020 which also proposed a first-floor extension to the north side of the house in addition to the single-storey front extension put forward with this new application. The previous application was withdrawn as it was considered to amount to a disproportionate enlargement of the original cottage and therefore did not comply with the Green Belt policies in the NPPF.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 – Other Rural Areas Strategy

DC1 – Design Considerations

NPPF (Revised February 2019)

Sections 12 (Design) and 13 (Green Belts).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0110. First floor side extension and single-storey front extension. Withdrawn.

CONSULTATIONS

Publicity

Site Notice expiry date: 5.11.20
Neighbour consultation period ends: 5.11.20
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

Support

Severn Trent Water

No objection

OFFICER COMMENTS

Policy SS10, the strategy for the countryside, requires strict control over inappropriate development in the Green Belt. The NPPF defines inappropriate development, considering it harmful to the Green Belt but also lists in paras 145 and 146 the forms of development which are, exceptionally, not deemed to be inappropriate and extensions to buildings are included in that list, provided they do not lead to a disproportionate enlargement to the original building. The building in this case has already been enlarged significantly although the original building appears to be a very small 2-up 2-down dwelling. However, historical maps dating back to before the Town Planning Acts (formed in 1948) show two small projections to the cottage, one on either side and which are no longer present. It is not untypical of a Victorian Cottage or farmhouse to have small single-storey lean-to projections forming the original building (such as a porch, outbuilding or coal store). It is difficult to establish the exact size of the side projections as these are no longer present and the historical maps are large-scale location maps. However, I would estimate that the previous extensions together with the proposed front lean-to extension would amount to an approximate 50% enlargement of the original floorspace which I do not consider in this case to amount to a disproportionate enlargement, particularly due to

the form of the extension which is seen as a logical squaring and small continuation of a current simple front lean-to which is single-storey and very subservient in form to the main building and which respects its dominance and scale. It would not project beyond the existing side wall of the main house or the front walls of the front lean-to.

The design itself harmonises with the current front addition and the cottage overall in terms of form (including roof form), materials and fenestration.

It would have no impact on the residential amenities of surrounding properties due to the size and form of the extension and the considerable separation distances between the extension and neighbouring dwellings.

CONCLUSION / PLANNING BALANCE

The proposal would not amount to inappropriate development in the Green Belt and is therefore not harmful to its openness. Its form and design would not harm the visual or residential amenities of the area. The proposal therefore complies with the Council's adopted Local Plan and the government planning guidance contained within the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 11.11.20

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council