DELEGATED DECISION REPORT

SMD/2020/0001 **Valid 07/01/2020**	**GROVE COTTAGE LEEK ROAD LONGSDON**	**DEMOLISH EXISTING SINGLE STOREY KITCHEN BLOCK AND OUTSIDE TOILET AT REAR AND REPLACE WITH TWO STOREY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development in the Green Belt;
- Design, character and appearance;
- Amenity; and
- Highway safety

DESCRIPTION OF SITE

The application site comprises of a detached cottage located within a linear pattern of development and falls within the village boundary of Longsdon. The streetscene character is varied a comprises a mix of property types, size and architectural detailing. For the purpose of this application the site is located within the Green Belt.

PROPOSAL

Approval is sought for the demolition of a single storey rear kitchen wing and out building and for the construction of a two storey rear extension. Amended plans have been submitted during the course of the determination process to address comments received from the Council's Conservation Officer. The revised plans show the first floor to be stepped back creating a part single storey and part two storey rear extension, and the removal of a side facing split eaves dormer window.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS2 Settlement Hierarchy
SS9 Smaller Villages Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12, 13, 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

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

Public Comments

None.

Town / Parish Comments

No objection subject to normal planning guidelines.

Staffordshire County Council Highways

No comments received.

Severn Trent Water

No objection.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental. Similarly, in accordance with policy SS1

the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands.

The application site lies within the Longsdon Village boundary where development of an appropriate scale and nature is supported in principle, in accordance with policy SS9.

Green Belt

In accordance with NPPF paragraph 145c) the extension of a building provided that it does not result in disproportionate additions over and above the size of the original building is regarded as appropriate development in the Green Belt. The proposed development involves the demolition of an existing single storey wing and for the construction of a part single storey and part two storey extension that is to sit in its place. The development also includes the demolition of a detached out building. For the purposes of this assessment the outbuilding has not been included in my calculations. The proposed development would result in a floor space increase of 14% which falls within the realms of what is considered to constitute a proportionate addition.

Design

Policy DC1 requires all new development to be well designed and of a high quality that adds value to the local area. New development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through scale, height, density, layout, siting, landscaping, character and appearance. Similarly, paragraph 127 of the National Planning Policy Framework 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 extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

Within the historic environment policy DC2 seeks to conserve and preserve heritage assets, including their setting appropriate to their significance.

The proposed extension is to be located to the rear of the dwellinghouse and will extend to a depth of 5.8m at ground floor level and a depth of 3m at first floor level. The extension will replace an existing single storey rear projection of a similar overall depth to that proposed. The extension is to be positioned on the northern half of the rear elevation and will be stepped in from the north side elevation of the host dwelling. Similarly, the ridge level of the proposed extension is to be stepped blow the ridge level of the host dwelling.

The extension will be read within the context of the existing dwellinghouse and detached garage. It is noted that an original outbuilding located directly to the rear of the existing dwellinghouse is to be demolished as part of this proposal. The proposed development has been appropriately designed to respect the character and form of

the application site and wider streetscene. As such this application is considered to accord with policy DC1 of the adopted Local Plan.

Amenity

Taking account of the siting and scale of the proposed development relative to neighbouring residential properties it is not considered that the development would result in under harm to residential amenity. There is a church to one side and open countryside to the rear. The dwelling to the other side does have windows in it's gable elevation but given that these appear to be secondary, and the separation to the boundary no significant loss of light or amenity is anticipated. The extension would not extend significantly beyond the rear building line of the neighbour and again in view of distance to the boundary no breach of the 45 degree or loss of light to principal windows in the rear elevation would occur. The proposal is deemed acceptable in amenity terms

Highway Safety

Sufficient on-site parking exists to serve a four bedroom dwellinghouse in accordance with Appendix 8 of the adopted Local Plan.

CONCLUSION / PLANNING BALANCE

The applicant has worked positively to address the concerns raised. This application as amended is considered to accord with the relevant policies contained in the adopted Local Plan and National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 12.11.2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council