DELEGATED DECISION REPORT

SMD/2020/0451 **Valid 18/09/2020**	**MILNGARRAN COTTAGE** **WHITEHURST LANE** **DILHORNE**	**FIRST FLOOR EXTENSION ABOVE PREVIOUS GROUND FLOOR EXTENSION, TO INCLUDE EXTRA BEDROOM AND EN SUITE BATHROOM FOR EXISTING BEDROOM. ALSO TO ALTER THE FLAT ROOF ON EXISTING DORMER TO A PITCHED ROOF.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.
- Whether the proposed development comprises an exception to inappropriate development in the Green Belt.

DESCRIPTION OF SITE

The application site comprises a two-storey double-fronted cottage, built of brick with a tiled roof. It has previously been extended to the side and rear. The property sits within a large plot, to the east of a private, unnamed access from Whitehurst Lane to the south. The cottage is positioned towards the northwestern corner of the plot, adjacent to the access track. The application site lies in a cluster of development that comprises dwellinghouses and farms with their associated buildings, beyond which are open fields. The application site is located within the Green Belt.

PROPOSAL

Full planning permission is sought to erect a first floor rear extension, a dormer window and to replace the flat roof of an existing dormer with a pitched roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

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
T1 Development and Sustainable Transport

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

1989 Bathroom, shower room and larger lounge
Approved

1994 Two-storey side extension to form lounge/kitchen with bed and bath over
Refused

1994 Two-storey side extension
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 13/10/2020
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Dilhorne Parish Council have no objection subject to neighbour's approval.

Severn Trent Water: No objections and do not require a drainage condition to be attached.

OFFICER COMMENTS

Planning History

The original dwellinghouse comprised a small two-up, two-down cottage. Following planning approval in 1989. it was extended to the rear with a full width single storey extension incorporating a bathroom, shower room and a larger lounge.

In 1994, permission was sought for an additional extension to the property. This comprised a two-storey side extension that projected the full width of the original dwellinghouse, plus the width of the previously approved extension. The rear section of the extension was to have a gable facing northwards. This application was refused as the Planning Officer noted that the *'increase would be over 50%, plus the previous extension, and therefore it would be excessive in the Green Belt'.*

A subsequent application was submitted in 1994 that proposed an amended scheme. This followed pre-application discussions with the Planning Officer. The design was amended to replace the rear gable with a sloping roof that matched the adjacent roof and the insertion of a small flat roof dormer window, thereby reducing the volume of the proposed extension. However, it would still equate to a substantial increase in the overall size of the original dwellinghouse. This was justified due to the very small scale of the original property and the requirement to provide an acceptable level of living accommodation. The application was therefore approved on this basis.

The cottage has currently been extended by an increase in floorspace of 96% over and above the original property.

Principle of Development

The application site is located in the Green Belt. 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.

Paragraph 145 of the NPPF (2019) states that Local Planning Authorities *'should regard the construction of new buildings as inappropriate in the Green Belt'* however exceptions to this include *'(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'*.

Neither the Local Plan nor the NPPF (2019) provide a definition of what is regarded as being 'disproportionate' for the purposes of Green Belt policy however, previous policy guidance considered a development resulting in a 30% increase in the size of the original building as being acceptable.

As previously mentioned, the existing dwellinghouse has been extended by an increase in floorspace of 96%. The existing property now comprises 3 bedrooms and a bathroom to the first floor and a kitchen/diner, plus three additional rooms to the ground floor. The proposed extensions would result in the creation of a fourth bedroom and create an en-suite to serve one of the existing bedrooms. The additional floorspace, together with the previous extensions, will equate to an increase in floorspace of 115% over and above the original dwellinghouse. This is significantly greater than the 30% usually allowed and is disproportionate to the original dwellinghouse. The proposed development will therefore comprise inappropriate development in the Green Belt, contrary to paragraph 145 of the NPPF (2019).

Paragraphs 143 and 144 of the NPPF (2019) state *'that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'* and *'when considering a planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt'*.

Paragraph 144 of the NPPF (2019) states, *'local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations'.*

The existing dwellinghouse comprises a 3-bedroom cottage with all the day-to-day requirements necessary for habitable accommodation. The previous very special circumstance that resulted in the approval of the 1994 application for the two-storey side extension does not exist in this instance. Whilst the family would like to have an additional bedroom in order to foster and would like to have an en-suite bathroom, these are the desires of the occupants and would not equate to very special circumstances.

No very special circumstances therefore exist that clearly outweigh the harm caused by reason of inappropriateness. The application is therefore contrary to 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 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.

It is proposed to put a pitched roof on top of the existing flat roofed dormer within the rear roof slope. It is proposed to erect a matching dormer window on the opposite side of the roof slope to contain an en-suite to one of the bedrooms. It is proposed to erect a first floor extension between the 2no. dormers that will be flush with the rear elevation of the existing single storey rear extension. This extension will have a pitched roof with an eaves and ridge height that will match the dormers on either side. The central extension will be utilised as a fourth bedroom.

The proposed extensions will appear subservient within the roof slope and adding a pitched roof to the existing dormer window will improve its appearance by removing the unsightly flat roof. The dormers are not considered to reflect the character or appearance of the original cottage, with the proposed rear elevation having the appearance of a dormer bungalow found on a typical housing estate, rather than the cottage of the original front elevation. However, the character of the original cottage's rear elevation has been significantly altered by the existing extensions and the dormers would reflect the character of what has been previously constructed. It is

therefore not considered expedient to refuse the application on these grounds in this instance.

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 proposed extensions will be located within the northern rear elevation of the property. They will be sited approximately 20 metres from the dwellinghouse to the north, Whitehurst Cottage and approximately 10 metres from the boundary shared with this property. The proposed windows will serve an en-suite and a bedroom. Given the separation distance between the proposed windows and Whitehurst Cottage, it is not considered that they will have a detrimental effect on neighbouring amenity.

No other properties will be affected by the proposed development.

It is therefore considered that the proposed extensions will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019) in respect of amenity.

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

The application site comprises a large plot with an additional field located on the opposite side of the unnamed access track from Whitehurst Lane. It appears that the property uses a small area of hardstanding on the opposite side of the track to park their vehicles. The proposed development will increase the number of bedrooms at the property from 3 to 4 and therefore 3no. off-street parking spaces are required.

There is sufficient space within the parking area on the opposite side of the road to facilitate the required number of spaces. The proposed development will therefore not result in a detrimental impact on highway safety and will comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2019).

CONCLUSION / PLANNING BALANCE

The proposed extensions comprise inappropriate development in the Green Belt as, together with the previous extensions, it will result in disproportionate additions that are over and above the size of the original dwellinghouse. Inappropriate development is by definition harmful to the Green Belt.

The proposed development will not result in any additional harm in terms of design, amenity or highway safety. However, it is not considered that there are any very special circumstances that clearly outweigh the harm caused by reason of inappropriateness. The application is therefore contrary to policy SS10 of the Local

Plan (2020) and chapter 13 of the NPPF (2019) and is recommended for refusal on this basis.

OFFICER RECOMMENDATION: REFUSE

Case Officer: Ailsa Berry
Recommendation Date: 12/11/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council