DELEGATED DECISION REPORT

SMD/2020/0492 **Valid 09/09/2020**	**NEW HOUSE FARM LUZLOW LANE** **BAGNALL**	**FIRST FLOOR EXTENSION OVER GARAGE TO FORM PLAY ROOM** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development (Green Belt);
- Design and visual impact;
- Neighbour amenity;
- Parking/highways;
- Drainage;
- Coal.

DESCRIPTION OF SITE

The application site is New House Farm, Luzlow Lane Bagnall, a detached dwelling occupying a visually prominent roadside location. The dwelling sits behind a roadside boundary wall and hedge and, at the time of the site visit, was undergoing renovation and extension. The property benefits from its own amenity space including off-road parking. For the purposes of planning policy consideration, the application site is located within the Green Belt and a low risk coal development area. The site does not lie within any Conservation Area and there are no Listed Buildings or protected trees which need to be considered.

A large red-edge line is shown on the submitted plans. Planning history checks have revealed that the extent of this area was accepted firstly during the determination of SMD/2018/0542 and subsequently SMD/2020/0019.

PROPOSAL

The application is for a first-floor side extension to provide a 'play-room.' The extension would sit on top of a previously approved replacement garage which, at the time of the site visit, was under construction. Although technically described as a first-floor side extension, the proposal simply involves raising the approved ridge and eaves height of the replacement garage by approximately 750mm to provide space for a 'playroom' at first floor level. The new roof would have a total of four skylights; two on each side of the roof plane. Windows would be within the roadside facing elevation and the gable-end. Proposed building materials include bricks and tiles to match those of the extensions currently under construction. The garage space would remain as per the previously approved plans with the garage doors within the rear wall (garage faces away from the roadside).

The proposal has changed since submission of the application following on from officer's expressing concerns about the cumulative additions to this Green Belt located dwelling. The applicant has decided to significantly scale back the proposal to the minimum required for a useable space. The original plans proposed a larger structure which included pitched roof dormers.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted September 2020)

SS1	Development Principles
SS10	Other Rural Areas Strategy
DC1	Design Considerations
DC3	Landscape and Settlement Setting
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.
2. Space About 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
9:	Promoting sustainable transport
11:	Making effective use of land
12:	Achieving well-designed places
13:	Promoting Green Belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0542 Proposed Extensions. Approved.

SMD/2020/0019 Replacement Domestic Garage. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 11/11/2020.
Neighbour consultation period ends: 11/09/2020

Public Comments: No representations received during the consultation period.

Bagnall Parish Council: No objections.

Severn Trent Water: No comment to make on a first-floor extension as it would have minimal effect on the public sewer.

OFFICER COMMENTS

Principle of Development,
The application 'Location Plan' shows a large, red-edged application site. Upon researching the planning history of the property it has been found that this red edge is in fact identical to the one accepted during the determination and approval of application SMD/2018/0542.

The application site is located within the Green Belt, therefore requiring consideration of section 13 of the National Planning Policy Framework (NPPF) and the relevant Green Belt/open countryside policies of the Councils adopted Local Plan (policies listed above). Paragraph number 145 of the NPPF states that Local Planning Authorities should regard the construction of new buildings as inappropriate development unless they comply with one of the 7 listed exceptions. One of the exceptions is part 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.' Paragraph 143 (NPPF) states that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.' Consideration is therefore given to whether the proposed extension (together with any previous additions) result in a 'disproportionate addition' and if so whether there are any very special circumstances to justify the development.

At the time of the site visit the dwelling was being extended. Much work had been undertaken on the two-storey rear extensions and the replacement garage consent had also been implemented (foundations/blockwork/brickwork).

Design and visual impact
The proposal is of an acceptable design. The roof ridge and eaves heights of the approved replacement garage would simply be raised by approximately 750mm to gain sufficient internal headroom to provide a playroom. Raising the eaves height of the approved garage allows the opportunity to increase the height of the roadside facing windows; this better reflects the vertical proportions of those within the house. Heads and cills will also be provided, again to match those of the front of the house. The extension (as amended) is visually acceptable in terms of how it relates to the existing dwelling, the increased roof space is marginal in its size and in reality would not look significantly different to the approved garage extension.

The dwelling (and garage extension) can clearly be seen from the road, but their presence will not harm the rural street scene appearance. The proposal to use matching brickwork and tiles is welcomed.

Neighbour amenity
There are no neighbouring dwellings on either side of the application site and therefore no matters of overbearing development to be considered. There is a separate dwelling across the road and slightly further to the south however this property is far enough away from the application site for there to be any amenity problems with the occupants.

Parking/highways
Off-road parking is available within the site and it is noted that one of the previous approvals allowed for a double garage.

Drainage
Severn Trent Water have no objections to the application and no conditions are recommended.

Coal
Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is considered 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 site is located within the Green Belt and therefore consideration must be given to the approval (and implementation of) previous applications. Application reference SMD/2018/0542 allowed a rear extension and SMD/2020/0019 allowed a replacement garage. Both consents have been implemented. The officer report relating to the SMD/2018/0542 application stated that the rear extensions were inappropriate development due to their size but concluded there were very special circumstances to allow the development. The application accepted the demolition of several detached outbuildings and their volume was allowed to be incorporated into the house extension proposal. Domestic Permitted Development Rights were also removed, including Class E to prevent any of the outbuildings simply being replaced. The officer concluded that allowing the outbuilding trade-off represented a '39% increase in developed plan area and on that basis be within or close to acceptable limits.' The SMD/2020/0019 application allowed for a replacement garage building. The garage retained the same footprint as the building it was to replace and simply allowed the roof ridge to be slightly higher.

The application now being considered simply adds a further small addition to the existing approvals. Permitted Development Rights cannot be removed from this application due to the rear extension consent (implemented) already having removed them. It is not considered that this application results in any Green Belt harm as the volume increase is so minor, however it is noted that this property has now been extended to what can be considered the limits allowed under Green Belt restrictions.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 13/11/2020.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council