DELEGATED DECISION REPORT

SMD/2020/0541 **Valid 30/09/2020**	**GRANGE VIEW** **TOMPKIN ROAD** **STANLEY**	**PROPOSED TWO STOREY SIDE EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Design
- Public and neighbour amenity
- Highways

DESCRIPTION OF SITE

Detached two storey mid to late 20th C brick and clay tile dwelling in rural location subject to agricultural occupancy clause. Across a broad grass verge to the road is a gated driveway on the north side of the dwelling leading to a modern single garage of sectional panel construction with shallow mono-pitch flat roof and set towards the rear. Adjacent is Tompkin Head Farm and one similar detached dwelling. Standing opposite but aligned with gable end to the road is the farm house to Lane End Farm of traditional style and appearance in stone. Grange View is otherwise surrounded by fields to the easterly rear and northerly side.

A conservatory has been added to the front elevation with a consent granted in 2014 and there is a front porch extension with hipped pitched lean-to tile roof. A singe storey lean-to element on the rear elevation is seen (though not confirmed) by the LPA as being part of the original dwelling.

A public footpath follows the farm track in front of Lane End Farm arriving at Tompkin Road directly in front of Grange View.

PROPOSAL

To remove the small single garage and build a two storey side extension. The side extension would also comprise a gabled rear projection. With a re-modelling of the first floor the property would remain a three-bedroom dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting

H1 New Housing Development
NE1 Biodiversity and Geological Resources
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):
- Space About Dwellings SPG
- Design Principles SPG

Core Strategy Supporting Evidence Documents:
- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
00/00244/FUL – removal of agricultural occupancy condition – refused
SMD/2014/0409 – conservatory to front elevation – approved

CONSULTATIONS

Publicity
Site Notice expiry date: 18th November 2020
Neighbour consultation period ends: 21st October 2020
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Bagnall Parish Council – no objection

Staffordshire County Council Highways
No consultation undertaken

OFFICER COMMENTS

Principle of Development

General approach
In its general approach, in accordance with policy SS1, the Council expects the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means

that planning applications that accord with the policies in Local Plan shall be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

> (a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
> (b) specific policies in that Framework indicate that development should be restricted.

Principle

Policy SS10 for the rural areas supports only development which meets an essential local need and supports rural diversification and sustainability of the rural areas (or supports sustainable tourism or enhances the countryside).

SS10 (1) allows for:

> …extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred;

However, in the Green Belt policy SS10 (6) is that strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government Policy.

Green Belt

The NPPF states at paragraph 144 that: “When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.”

The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The Government identifies five purposes of the Green Belt:

- To prevent the unrestricted sprawl of large built up areas;
- To prevent neighbouring towns from merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic market towns and
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances (NPPF 143). ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations (NPPF 144). A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt (NPPF 145).

NPPF paragraphs 145 and 146 set out specific exceptions by which certain forms of development can be considered as being not inappropriate in the Green Belt. One of these exceptions is “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” (NPPF 145 c).

The LPA can find in this case that the original building is the two storey part along with the single storey lean-to element to the rear. The conservatory and the porch at the front are found to be additions subsequent to the original development.

In plan area the two storey part and rear lean to come to 62m2. The existing conservatory and porch extension come to 15m2 and 4.5m2 respectively and the now proposed addition would have an area of 17.7m2. This would make the combined total of extensions c.37m2 or equivalent to 60% of the original.

In volume terms (including calculations for the roof) the original dwelling can be calculated as being c.354m3 and the combined total of the extensions (existing and proposed) c. 150m3. The extensions would thus amount to an equivalent of 43% of the original dwelling.

Although there is no definition either in the Council’s local or national policy as to what would constitute disproportionate additions in the green belt the LPA would typically regard an increase in excess of one third of the original as likely to be found disproportionate. In this case, with the proposal leading to plan area increases of 60% and volume increases of in excess of 40%, the development should be regarded as disproportionate and therefore inappropriate in the Green Belt.

Design
If the LPA were able to support the development in principle it would look for the side extension to be made subordinate to the existing dwelling by recessing at least the front elevation and setting down the roof line. However in this case revised plans have not been requested as, although the revisions may be expected to reduce the size very slightly, it is judged that it would not be sufficient to overcome the in-principle objection.

Amenity
No public or street scene amenity conflicts are identified save that the impact on public street scene would be made more acceptable with the design subordination amendments referred to above.

Highway Safety
The Parking Guidance adopted by the LPA as part of the Local Plan (Appendix 2) is that properties of up to three bedrooms should have two spaces (2.4m x 4.8m) within the curtilage. The property currently has a single garage and drive of length c.11.5m providing spaces for up to three vehicles. As a result of the development with the loss of the garage and construction within the drive at the side of the dwelling the

available length of drive would be reduced to c.7.5m which would not accommodate two vehicles.

The road to the front is an unclassified single track D road (D1058) and although likely to be lightly trafficked the application property is close to a bend and it may readily be judged inappropriate not to provide at least for the minimum standard of parking within the property curtilage. It would not be desirable to encourage parking on the verge in this location and although there is a depth of drive across the verge to the front of the dwelling it is gated from the premises. Notwithstanding these concerns, there appears to be the opportunity to remodel the property's driveway to accommodate the requisite number of off-street car parking spaces and therefore mitigate this concern to an acceptable degree to meet with the terms of Local and National planning policy in relation to highway safety matters.

CONCLUSION / PLANNING BALANCE

The development should be refused as being inappropriate in the green belt. A further design reason for refusal should be added due the extension not being recessed and set down relative to the original main building.

OFFICER RECOMMENDATION : Refuse

Case Officer: Arne Swithenbank
Recommendation Date: 25th November 2020



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On behalf of Staffordshire Moorlands District Council