**DELEGATED DECISION REPORT**

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| **SMD/2019/0211**<br>**Valid 02/04/2019** | **ASH HOUSE SANDY LANE**<br>**BROWN EDGE** | **FIRST FLOOR SIDE EXTENSION OVER CARPORT WITH ESCAPE STAIRCASE**<br><br>**(FULL - HOUSEHOLDER)** |

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**MAIN ISSUES**

- Green Belt;
- Design, character and appearance;
- Impact on amenity; and
- Impact on highway safety

**DESCRIPTION OF SITE**

Ash House is a stone and brick built semi-detached cottage situated within a ribbon of development on the fringe of Brown Edge, within the Green Belt. The site is set in a rural context within a village setting. The Brown Edge Village Development Boundary defines the southern site boundary to the front of the dwellinghouse and an agricultural field, which is used for grazing is located to the rear of the site.

**PROPOSAL**

Planning approval is sought for the construction of a two storey side extension that is to consist of an open carport to the ground floor and bedroom accommodation to the first floor.

**RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

**Staffordshire Moorlands Local Plan**

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area Strategy
DC1 Design Considerations
DC2 Historic Environment
DC3 Landscape Character
T1 Highways

**National Planning Policy Framework**

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

## SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no site history relevant to the determination of this application.

## CONSULTATIONS

### Publicity

Site Notice expiry date: 07.06.2019
Neighbour consultation period ends: Expired
Press Advert: N/A

### Public Comments

No objections.

### Town / Parish Comments

No objections.

### Staffordshire County Council Highways

No comments received.

## 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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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.

In accordance with policies SS1 and SS1a of the Staffordshire Moorlands Core Strategy the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing the environment. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

**Green Belt**

The application site falls outside of a defined settlement boundary as defined in the Site Allocations DPD. In accordance with policy SS6c, these areas will provide only for, amongst other things, development which meets an essential local need. This includes allowing for the extension of an existing building in accordance with policies R1 and R2.

Policy R1 states that appropriate development should not harm the rural character and environmental quality of the area by virtue of scale, nature and level of activity involved. Policy R2 permits extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwellinghouse and character of the rural area.

In accordance with NPPF paragraphs 145 and 146, LPA's should regard the construction of new buildings in the Green Belt as being inappropriate. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved unless very special circumstances exist, or unless the proposed development meets one of the exceptions listed.

The proposed development meets exception 145c) which allows for 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.

Local nor national planning policy guidance provides a clear definition as to what constitutes a disproportionate addition and instead a judgement is made having regard to scale, siting and massing.

A two storey side extension is proposed that would amount to a floorspace increase of 30% and a volume increase of 30%. The width of the proposed extension would be less that half that of Ash House and it has been designed with a step so as to appear subordinate. Taking account of these factors it is not considered that the proposed extension would amount to a disproportionate addition and as such the proposal accords with Core Strategy policies SS6c, R1, R2 and NPPF Section 13.

**Design**

Policy DC1 seeks to secure development of a high quality which has been 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 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.

Approval is sought for the construction of a two storey side extension that is to facilitate an open carport to the ground floor and additional living accommodation at the first floor. The extension is of a proportionate scale and has been designed to be subordinate to the host dwelling. Externally, the extension is to be constructed in stone to match the existing dwellinghouse. Fenestration details also match those existing. Amended plans have been received to show a solid side to the extension wrapping around the front corner to give it a more substantial and traditional appearance. A condition is recommended to ensure that an appropriate lintel detail is provided over the carport entrance.

The proposed extension has been appropriately designed to meet the objectives of SMDC policy DC1 and the NPPF.

**Amenity**

Core Strategy policy DC1 and paragraph 127f) of the National Planning Policy Framework seek to secure development that protects the amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Sufficient distance exits between the development and the nearest residential property to the side (pool House) to not raise undue concern. There are no windows which would overlook this property and no breach of the 45 degree line due to the separation. The relationship with Eden Bungalow on the opposite side of the road is as per the existing dwelling.

**Highway Safety**

Policy DC1 and T1 seek to achieve parking and access appropriate to the development it serves.

The application site currently comprises of a three bedroom cottage and the proposed development would allow for one additional bedroom. At present, the land to the side of the host dwelling is used as a garden. However it is capable of providing on-site parking for 1no. vehicle. The proposed development will incorporate a carport which will retain this area for the parking of 1 no. vehicle. 1no. on-site parking space is considered insufficient to serve the existing dwelling and the proposed extension would result in an intensification of accommodation.

No parking restrictions are in place along this section of Sandy Lane. At the time of the case officer site visit 1 no. vehicle was parked on the highway to the front of the dwellinghouse. Sufficient space exists forward of the dwellinghouse to accommodate overflow parking without causing an obstruction to the highway. Furthermore, an additional informal parking area is located to the east of the application site.

Taking account of these factors, and in the absence of any objection from Staffordshire County Council Highways, it is not considered that the intensification associated with the addition of one bedroom would result in significant harm to highway safety.

**CONCLUSION / PLANNING BALANCE**

This application is considered to accord with the relevant policies outlined in the Staffordshire Moorlands Core Strategy and National Planning Policy Framework.

**OFFICER RECOMMENDATION : Approve**

**Case Officer: Lisa Howard**
**Recommendation Date: 09.09.2020**

X B.J. Haywood

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