DELEGATED DECISION REPORT

SMD/2020/0629 **Valid 19/11/2020**	**BADGERS CROFT** **WESTWOOD** **WETLEY ROCKS**	**DEMOLITION OF EXISTING CONSERVATORY, ERECTION OF SUNROOM, TWO STOREY SIDE AND FIRST FLOOR REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

Whether or not the proposal amounts to inappropriate development in the Green Belt
The impact on the character and appearance of the area
The impact on residential amenity

DESCRIPTION OF SITE

The application site comprises a traditional stone farmhouse in a very remote rural location reached by a track (Brookhouse Lane) over a mile long connected to Ostlers Lane, Cheddleton (close to Cheadle Road) to the east and the track serves a number of rural properties. There is another dwelling nearby to the south-west of the site but no other nearby neighbours and the site is surrounded by open land. The property itself includes stables to the north of the dwelling and paddocks further to the north and east of the dwelling. The site is in the Green Belt.

PROPOSAL

This is full householder planning application for a two-storey rear extension, an adjoining first-floor extension over an existing rear single-storey projection and the replacement of a side conservatory with a longer solid single-storey lean-to extension. All extensions would have matching stone walls and pitched roofs with matching clay roof tiles.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 Other Rural Areas Strategy
DC1 – Design Considerations

NPPF (Revised February 2019)

Sections 12 (Design) and 13 (Green Belts).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 28.12.20
Neighbour consultation period ends: 28.12.20
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Local Highways Authority

No objection

Severn Trent Water

No objection.

OFFICER COMMENTS

Policy SS10, the strategy for the countryside, requires strict control over inappropriate development in the Green Belt. The NPPF in paras 145 and 146 list the exceptional forms of development in the Green Belt which are considered to not be inappropriate and therefore not harmful to its openness. The enlargement of buildings is listed providing it would not lead to a disproportionate enlargement to the original building.

There is no evidence of any previous enlargements to the dwelling. Although the conservatory would have been a likely addition, historical maps from the late 1930s, not long before the Planning Acts came into place, show the building had a T-shape footprint of similar size to the current footprint of the house, including the conservatory to the east side of the house which does have a stone base and could have been an adaptation of an earlier more solid part of the house.

It has been calculated on the assumption that the current floorspace represents the original floorspace, that the proposed extensions under this application would lead to a 46% increase in floorspace. The calculations are as follows:

Main square part of house (2 floors) – 97.5 sq.m

Two storey rear projection – 33.3
Single-storey rear projection – 20.7
East side projection (ground floor) – 13.0
East side projection (first floor) – 6.2
Conservatory – 12.6
TOTAL EXISTING – 183.3 SQ.M

Proposed two-storey side/rear extension – 51.2
Proposed first-floor rear extension 20.7
Proposed north enlargement of the conservatory – 6.7
Proposed south enlargement of the conservatory – 5.6
TOTAL PROPOSED – 84.2 SQ.M

= 46% increase in the original/existing floorspace

It is debatable whether or not the extensions cumulatively would constitute a disproportionate enlargement, particular as “disproportionate” is not defined in the NPPF. However, I consider that due to the fact that the enlargement would be less than half the size of the house, that the extensions would have slightly lower roof ridges than the main roof ridge and that no extension would encroach beyond the front, rear, west side or east side extremities of the house, and appearing to square off the footprint, rather than elongate it, it would not amount to a disproportionate enlargement. The proposal would therefore not be deemed to be inappropriate development in the Green Belt and therefore would not be harmful to its openness and is acceptable in principle.

With regard to the particular design of the extensions, the form of the extensions reflects the traditional gable-ended form found on stone-built traditional farmhouses, including the roof slopes and form and would have matching materials and fenestration design. The extensions, including the two-storey extension would appear subservient to the main house due to the dropped ridges and in the case of the two-storey extension, recesses behind the main rear and side walls of the house. The extensions would be well proportioned and overall would harmonise with the character and appearance of the dwelling. The lean-to form of the side extension/sunroom is also appropriate and more in keeping with the house than the conservatory it would replace, despite the increase in size.

With regard to residential amenity, the only nearby neighbouring dwelling is to the south-west of the site and would be screened from the extensions by the existing house. The light provision and privacy to the neighbouring dwelling would therefore not be affected.

There is sufficient space on the existing driveway for the parking of at least three vehicles which is in line with Council parking standards for 4-bed dwellings.

CONCLUSION / PLANNING BALANCE

The proposal would not amount to inappropriate development in the Green Belt and would not harm the visual or residential amenities of the area and would therefore

comply with the Council's adopted Local Plan and the government planning guidance contained within the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 14.1.20

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council