DELEGATED DECISION REPORT

SMD/2020/0620 **Valid 16/11/2020**	**HOGWOOD** **RENWICK LANE** **WINNOTHDALE** **CHEADLE**	**DEMOLITION/ REMOVAL OF EXISTING CONSERVATORY AND CONSTRUCTION OF NEW SINGLE STOREY BRICK / TILE EXTENSION WITH DORMERS TO FRONT AND REAR TO FORM A FOURTH BEDROOM IN THE ROOFSPACE (FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principal of development in open countryside
- Design and amenity

DESCRIPTION OF SITE

Hogwood is a modern detached dwelling house in a large plot of c.1 acre (260m2) about half of which is covered in large mature trees to the rear. The main section of the house is two-storey, with gable dormers in the front and rear slopes of the roof. There is a single-storey extension to one side and a conservatory on the opposite side elevation.

The plot has a long frontage onto the street, and two hedges form the boundary with gates providing access.

The site lies within the open countryside.

PROPOSAL

Initial plans proposed a single-storey side extension to replace the existing conservatory. They also proposed an increase in size of the existing dormer windows, and a change from the existing gable design to an almost flat roof design. The dormers were proposed to run the entire length of the two-storey section of the dwelling.

Following design discussions, two sets of consecutive revisions were submitted. According to the latest set of revised plans, it is now proposed to leave the dormers as existing, and to change the side extension from a single to a two-storey structure, with a dormer window arrangement to serve a first floor bedroom formed within the roof space with roof eaves at groundfloor level. The dormer (front and back) is of the same design and size as those on the original dwelling.

Changes in points of detail in the wording of the application description have also been agreed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan 2020

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places; 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
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:
- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 10/12/2020
Neighbour consultation period ends: 9/12/2020
Press Advert: N/A

Public Comments

No comments received

Town / Parish Comments

Cheadle Town Council

No objection

Severn Trent

As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development

The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.

Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan consists of the Staffordshire Moorlands Local Plan Policies Adopted September 2020.

Other material considerations include the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

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 policy SS1 of the Staffordshire Moorlands Local Plan 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).

Development will be directed towards the most sustainable locations. In accordance with the settlement hierarchy, Policy SS2, future growth will be focused in towns.

The application site is located in the open countryside, and consequently comes under 'other rural areas' in the settlement hierarchy. Local Plan Policy SS 10, the Other Rural Areas Strategy states that these areas will provide only for development which has an essential need to be located in the countryside. In these areas the Council will allow 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.

The proposed extension, as revised, is of an appropriate scale and is proportionate to the existing dwelling. It does not have a detrimental impact on the dwelling or street scene. Accordingly, the proposal is acceptable in this location.

Design

Policy DC1 refers to design and states that all new development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area. New development should promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance.

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.

The original design was considered detrimental to the dwelling due to the disproportionate length, dominant mass and expanse of flat roof of the proposed dormers. Initial revisions further lengthened the proposed side extension and incorporated a balcony which was also considered inappropriate to the design of the dwelling, and dormer windows of a more appropriate style but out of proportion to the dwelling. Following discussions, a final scheme has been submitted that maintains the original dormer windows, and replaces the conservatory with a simple two-storey extension – based on singe storey eaves – with matching dormer. The proposed extension has a Juliet balcony on the side elevation. In comparison with the full balcony, this is not considered detrimental to the character of the dwelling. The proposal is now considered to be in accordance with Policy DC1.

The front elevation of the side extension is set back, and has a lower roof line, clearly distinguishing the extension from the original dwelling. The proposal is consequently in accordance with the Design Guide SPD.

Amenity

Local Plan Policy DC1 and paragraph 127(f) 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.

Due to the size of the plot and thick vegetation, and the distance to neighbouring properties there is no potential for overlooking. It is considered that there are no other amenity issues posed by the proposal, which is in accordance with the Local Plan and NPPF.

Highway Safety

Policy DC1 and T1 seek to achieve parking and access appropriate to the development it serves. The development in this case will have no impact on the existing parking and turning arrangements which will remain unchanged. The increase from three to four bedrooms increases the parking space requirement from two to three spaces. The LPA was able to confirm from the site visit that adequate parking and turning space is available to meet the increased requirement.

CONCLUSION / PLANNING BALANCE

Following submission of revised plans, this application is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan and the National Planning Policy Framework. As such a recommendation of approval is provided.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Arne Swithenbank
Recommendation Date: 5th February 2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council