

DELEGATED DECISION REPORT

SMD/2021/0293
Valid 23/04/2021

2 MOSS CLOSE
DILHORNE

**PROPOSED CONVERSION OF
EXISTING LOFT SPACE
INCLUDING PROVISION OF
ROOF WINDOWS AND
JULIETTE BALCONY
DOORWAY**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Whether the proposal comprises an exception to inappropriate development in the Green Belt.
- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises a recently constructed detached bungalow constructed of brick with a tiled pitched roof. The dwellinghouse forms part of a small development of 10no. dwellings that were erected on Previously Developed Land, within the village of Dilhorne. The application site is located in the North Staffordshire Green Belt.

PROPOSAL

Full planning permission is sought for the conversion of the loft to additional living accommodation, the insertion of rooflights and within one gable, French doors with a Juliet balcony.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

- SS1 Development Principles
 - 1a Presumption in Favour of Sustainable Development
- SS2 Settlement Hierarchy
- SS10 Other Rural Areas Strategy
- DC1 Design Considerations
- T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14

Section(s) 4, 12, 13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0515 Proposed erection of 10 dwellings
Approved 12/06/2017

Condition 3 of the Decision Notice removed permitted development rights from the development for Classes A – E of Part 1 and Class A or Part 2.

CONSULTATIONS

Publicity

Site Notice expiry date: 01/06/2021

Neighbour consultation period ends: 27/05/2021

Press Advert: N/A

Public Comments: None

Town / Parish Comments: None

Severn Trent Water: No objection to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2019) 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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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 (2019) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a 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 NPPF (2019).

The application site is located in the Open Countryside and Green Belt whereby policy SS10 of the Local Plan (2020) is applicable. Policy SS10 states that these rural areas will provide only for development that has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

Part (1) of policy SS10 seeks to meet housing requirements and specific need by allowing 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 principle of the development is therefore considered acceptable as it will comply with policy SS10 of the Local Plan (2020).

Green Belt

The application site is located in the Green Belt whereby policy SS10 of the Local Plan (2020) and chapter 13 of the NPPF (2019) are applicable. Part (6) of policy SS10 states that strict control will continue to be exercised over inappropriate development within the Green Belt, allowing only for exceptions as defined by Government policy.

The proposal is for the conversion of the existing loft and the insertion of rooflights and to one gable, French doors with a Juliette balcony. Paragraph 145 of the NPPF (2019) outlines that the construction of new buildings should be regarded as inappropriate in the Green Belt unless it meets an exception. One such exception applicable to this application is:

- (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.

The proposed development will be entirely contained within the shell of the existing building, thereby not increasing the volume of the existing dwellinghouse. The insertion of rooflights and a set of French doors will also not increase the volume of the existing dwellinghouse. The development will therefore not result in disproportionate additions over and above the size of the original dwellinghouse and will comprise an exception to inappropriate development in the Green Belt. The proposal will therefore comply with policy SS10 of the Local Plan (2020) and chapter 13 of the NPPF (2019).

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is 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 NPPF (2019) 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 *'alterations need to be undertaken with care. Insensitive changes can easily spoil a building...The aim is to revitalise the building without altering its fundamental character'*.

It is proposed to insert 2no. rooflights within the front roof slope of the dwellinghouse and 5no. rooflights within the rear roof slope. The rooflights will be small in scale and will ensure that the majority of the roof plane is retained. The proposed roof lights will not dominate the roof plane and will not alter the character of the existing building. The proposed rooflights will be visible from both Moss Close and Godley Lane, however, due to their scale and the dwellinghouse's siting approximately 45 metres from Godley Lane with intervening buildings in-between, it is not considered that they will adversely affect the character of the surrounding area.

It is proposed to replace an existing first floor circular window within the northwestern gable end with inward opening French doors. A Juliet balcony will be positioned in front of the doors. A stone header will be erected above the doors that will match those above the existing doors and windows. The proposed alteration is not considered to significantly alter the appearance of the existing dwellinghouse. It will not be visible from the street scene and no public footpaths traverse the adjacent fields.

It is for these reasons that the proposed alterations will have an acceptable design and will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Amenity

Core Strategy policy DC1 and paragraph 127(f) of the NPPF (2019) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposed rooflights will be positioned in the front and rear roof slopes. The rear roof slope overlooks open fields, whilst the front roof slope faces towards the side elevation of No. 1 Moss Close. The 2no. rooflights in the front elevation will serve the staircase and Bedroom 3 and the rooflight to Bedroom 3 will be positioned so that the bottom of the window will be positioned approximately 1.5 metres above internal floor level. A gap of 22 metres will be maintained between the Bedroom 3 roof light and No. 2 Moss Close and therefore it is not considered that the proposed rooflight will have a detrimental effect on the amenity of this property.

The proposed French doors and Juliet Balcony will be positioned in the northwestern elevation of the dwellinghouse that will overlook the adjacent field. There will be no impact on amenity from this opening.

It is for these reasons that the proposed development will have an acceptable impact on neighbouring amenity and will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

The proposed development will result in the number of bedrooms increasing from two to four, therefore there is a requirement for 3no. off-street parking spaces to be provided within the curtilage of the dwellinghouse in order to comply with the Parking Standards at Appendix 2 of the Local Plan (2020).

The dwellinghouse has a large gravelled front garden with ample space for the parking of vehicles, in excess of the 3no. spaces required. It is therefore not considered that the proposal will have a detrimental effect on highway safety and will comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2019).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 18/06/2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council