

DELEGATED DECISION REPORT

SMD/2021/0326
Valid 11/05/2021

**27 SIDE ANNATTS HIGH
LANE
BROWN EDGE**

**PROPOSED TWO AND ONE
STOREY REAR EXTENSIONS
& SINGLE STOREY SIDE
EXTENSION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact to the Green Belt
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site is located on a main road of predominately detached dwelling all mix in character and appearance within the village of Brown Edge.

The site comprises a detached brick and tile dwellinghouse and its associated curtilage. The proposed site is within the designated greenbelt land.

The site is enclosed by neighbouring dwellinghouses on both sides, Lucerne No. 29 High Lane is situated to the North and Lea Vista No. 25 High Lane is located to the South-west. The rear curtilage of the site adjoins an area of open greenbelt land.

PROPOSAL

Planning permission is sought for a part two storey and part single storey rear extension. In addition, the applicant seeks planning permission to replace the existing car port for a single storey garage that will wrap around the side and connect to the proposed works to the rear.

The two storey element of the works will feature a gable and will accommodate an additional bedroom. The single storey element will feature a bi-fold door and partially glazed roof which will serve the dining room. To the side, the proposed extension will have a mono-pitch with a pitch height of 4m and will be set back 1.6m from the principle elevation.

It will use matching materials used on the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS8 Larger Villages Areas Strategy

DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

Section 12, Paragraph 127
Section 9

SITE HISTORY

HNT/2021/0007	Single storey side & rear extension measuring 8.00m beyond the rear wall of the original dwelling, 3.50m maximum height and 2.80m to height of eaves	21/04/2021
SMD/1985/0714	Construction of vehicular access	14/03/1985

CONSULTATIONS

Publicity

Site Notice expiry date: 09/06/21
Neighbour consultation period ends: 04/06/21
Press Advert: N/A

Public Comments

Neighbours	No representation
Brown Edge Parish Comments	No objections
Severn Trent Waters	No objection subject to informatives

OFFICER COMMENTS

Impact to the Green Belt

The proposed development is located within the curtilage of the residential dwelling. It is however also situated outside of the development boundary within designated Green Belt land.

Under Section 13 of the NPPF paragraph 145 criterion g, it states that all development is considered inappropriate within the Green Belt unless it falls within certain appropriate exceptions such as the extensions and alterations of a building are acceptable provided that it does not result in disproportionate additions over and above the size of the original building.

Policy SS2 of the Local Plan states that the location and scale of development must comply with the settlement hierarchy to ensure that the most sustainable locations are considered ahead of those further down the hierarchy and states that new development in Green Belt locations as noted under 'Other Rural Areas' will be resisted, unless if permitted by national policy on Green Belts.

Policy SS10 Other rural Areas Strategy further adds to the criteria on what is allowed within these areas by means of its essential need to be located in the countryside,

support for rural diversification and sustainability of the rural areas or which promotes sustainable tourism or enhances the countryside.

It is considered that the proposed extensions would result in a substantial increase to the original property. The proposed development would be over and above the 30% Council's benchmark on what is considered to be proportionate to the original building.

Whilst the proposed extension would be disproportionate to the original dwelling, the applicant applied for a much larger extension under a householder prior approval. The approval was for a single storey side & rear extension measuring 8.00m beyond the rear wall of the original dwelling, 3.50m maximum height and 2.80m to height of eaves, this is as follows:



In view of the above, it is considered that the fallback position to what could be done under permitted development would be substantially worse to the openness of the Green Belt than the proposed scheme as this would substantially increase the footprint and does not respect the scale and bulk of the original dwelling.

As such the principle of development is considered to be acceptable on the fallback position for these reasons. The proposal is in accordance with the National and Local Planning Policies.

Design and visual impact

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.

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.

The single storey side extension serving the garage will be seen from the public footpath along Side Annatts High. The notable feature of the extension is considered to be the height of 4m, however on balance, the extension will remain subservient at single storey and, will not appear unduly prominent due to its similar roof pitch to the main dwelling and being setback from the principle elevation. As such, this element of the proposal is considered acceptable.

The part two storey and part single storey rear extension will not be visually apparent from the street scene. Nevertheless, the ridge of the proposed two storey gable will sit below the main roof and will replicate the existing two storey projection to create an attractive symmetry from this rear elevation. The single storey will introduce a glazed roof and large bi-fold doors which collectively appears open and attractive.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Neighbouring Amenity

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

The main neighbouring properties that this proposal would impact upon are the neighbouring properties at: Lucerne No.29 (to the west) and Lea Vista No.25 (to the east).

There would be no side windows on the elevation of the proposed rear / side extension facing Lucerne, therefore privacy amenity of the neighbours would not be impacted at all in this sense. However, a ground floor window to the neighbours property faces towards the application site and would be positioned close to the side facing wall of the purposed utility room. Whilst it is not clear what room this window serves, it is noted that there is a second rear facing window serving the same room, and although the proximity of the wall would cause some loss light, there would still be sufficient light entering the neighbours room.

Similar to No.29, there would be no side windows on the elevation of the proposed rear / side extension facing No.25. The two storey extension, in particular, will be screened by the existing two storey rear extension together with mature border hedging to ensure that the neighbour's amenity is well protected. As such, the neighbour's amenity will be maintained.

There are no dwellings to the rear curtilage of the dwellinghouse, thus no amenity impact will occur here.

It is for these reasons that it is considered that the proposed development would not harm the residential amenities of the surrounding neighbours and therefore complies with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Highway Safety

Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users. Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

For a dwelling consisting of four bedroom units, a minimum of three parking spaces are recommended. The proposal would replace the car port for a garage. The proposed garage would be substandard as the Staffordshire Moorlands parking standard is 3m by 6m.

A parking plan was later submitted showing three parking spaces can be accommodated following the removal of the front wall and additional hardstanding. County Highways have reviewed the plan and have raised no objection. Thus, three parking spaces are available following the proposal. A condition will be added to ensure that the existing boundary wall to the front is to be taken down prior to occupation to ensure highway safety.

This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION:

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Moreover although the extension would amount to a disproportionate addition to the house, and therefore comprise inappropriate development in the greenbelt, the fallback position established by the previously approved HNT is a significant material consideration. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approval subject to conditions and informatives

Case Officer: Lisa Li

Recommendation Date: 06/07/21

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council