DELEGATED DECISION REPORT

SMD/2021/0375 **Valid 08/06/2021**	**THE STABLES** **LITTLE BLYTHE FARM** **LEEK ROAD** **WESTON COYNEY**	**PROPOSED SINGLE STOREY EXTENSION TO AN EXISTING BUNGALOW.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Landscape character and appearance

DESCRIPTION OF SITE

This application relates to a single dwelling forming half of two adjoining semi-detached properties. Both dwellings were created when a long linear flat roofed storage building was converted under DET/2016/0060. Later, before the conversion was carried out a planning permission was granted to make a full pitch roof and some elevation treatment amendments. The dwellings have smooth white render with dark grey fenestration and plain roof tiles. The dwellings are positioned to the south of the plot known as Little Blythe Farm.

The north west facing end gable of the dwelling faces toward Leek road while its front/rear elevation runs parallel to Roughcote Lane, which is visible across the open small saclae field parcels between the dwelling and the road.



PROPOSAL

To make a modest enlargement to the dwelling on the north western side by adding a twin peaked rear gables with full height glazing features to provide views onto the open field to the rear. The gables would extend 2m from the rear elevation and have a width of 10m across the rear elevation. The addition would provide for a larger open plan lounge with views onto the field at the rear.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area Strategy
DC1 Design Considerations
DC3 Landscape Character
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
DET//2016/0060 Proposed change of use of existing storage building at Little Blythe Farm to form two dwellings
Approved
SMD/2017/0285 New pitched roof and revised elevational treatment. Approved.

CONSULTATIONS

Publicity
Site Notice expiry date: 22nd July 2021
Neighbour consultation period ends: 22nd July 2021
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Awaited

OFFICER COMMENTS

Impact on the Green Belt
Development in the Green Belt is inappropriate and, by definition, harmful unless it is provided for by one of the exceptions on the closed list at para 149 of the NPPF (July 2021). One of those exceptions provides 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. To date the size of the original building has been increased only by the addition of the full pitched roof, an enlargement accepted at the time as a "modest increase". The roof is rather shallow and has only improved the shape and character of the building without adding unnecessary height or mass. This proposal would add just 20 sq m of floor space to the existing 90 sqm, an increase of 22%.

It is not considered that the development on its own, or cumulatively with the roof addition, would result in disproportionate size increase over the original or

inappropriate development in the Green Belt. In these regards there would be no harm to the Green Belt.

Other Rural Area Strategy (SS10)
These areas will provide only for development which 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. The Council will achieve this through meeting housing requirements and specific needs by, inter alia, 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 strategy therefore provides for appropriately scaled and designed development to meet the needs of a householder.

Design and Impact on character and appearance
The rear elevation of the two dwellings is currently a long/wide stark white flat elevation with limited features, openings or detail – it has no traditional, architectural or heritage message. It appears quite exposed from Roughcote Lane across the small open field parcel and sits between two mature trees. The proposed development would add architectural interest, shape and detail without any detriment to the character and appearance of the area or significant harm to landscape quality. There would be no conflict with policy DC1 or DC3 of the Local Plan.

Amenity
The addition would extend just two metres from the rear elevation, although its side wall would be built on the boundary with the adjoining dwelling the nearest adjacent window on the neighbour's side is a second living room window, set in some way from the boundary, more than 2m, and as such a 45 degree sight line from the centre of that window would not be breached.

Currently the windows on the rear elevation are to Bedroom 1 and the lounge, approx. 3.6m from the curtilage boundary. The new large lounge window would be just 1.6m from the boundary wall with a narrow patio strip between. It is not considered that reduced depth would have any discernible impact on available amenity space – space is provided to the front and side.

CONCLUSION / PLANNING BALANCE
Acceptable householder development in an 'other rural area'. The development would not disproportionately increase the size of the original building and therefore, would not be inappropriate in the Green Belt. The design of the development would not adversely affect the character and appearance of the area or the living conditions of neighbours or those of the host dwelling. There would be no conflict with the development plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 02/08/2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council