

DELEGATED DECISION REPORT

SMD/2021/0383
Valid 10/06/2021

MARL FIELDS FARM
NEWTOWN ROAD
NEWTOWN
BIDDULPH

ATRIUM CONSERVATORY TO
THE REAR OF THE
PROPERTY

(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.

DESCRIPTION OF SITE

The application site comprises a detached two-storey dwellinghouse, with associated outbuildings that are currently used for equestrian purposes. The dwellinghouse is sited on the western side of Newtown Road (a single width rural road) and is positioned in an isolated location within the Open Countryside and North Staffordshire Green Belt, surrounded by fields.

The existing dwellinghouse is rectangular in shape and comprises a mix of pitched and flat roofs. The dwellinghouse has been connected to an adjacent former garage with a link extension (approved in 2002) and the garage was subsequently converted into additional living accommodation following the approval of planning permission in 2007. The dwellinghouse is rendered with a tiled roof.

PROPOSAL

Full planning permission is sought for the erection of a single storey rear extension.

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

National Planning Policy Framework

Paragraph(s) 1 - 14

Section(s) 4, 12, 13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Various planning applications form the planning history of the application site, with the following relating to the dwellinghouse:

SMD/1983/0094	Two-storey extension to form bedroom, lounge and patio Approved
SMD/2002/0109	Single storey extension (utility link to existing garage) Approved
SMD/2007/0542	Conversion of garage to kitchen, provision of double pitched roof Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 20/07/2021

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments: None

Town / Parish Comments: Ruston Parish Council fully support the planning proposal

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, 2021) 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 (2021) 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 (2021).

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 needs 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 North Staffordshire Green Belt whereby policy SS10 of the Local Plan (2020) and chapter 13 of the NPPF (2021) 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 an extension to the rear of the dwellinghouse. Paragraph 149 of the NPPF (2021) outlines that the construction of new buildings should be regarded as inappropriate in the Green Belt unless it meets an exception. One such exception 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.

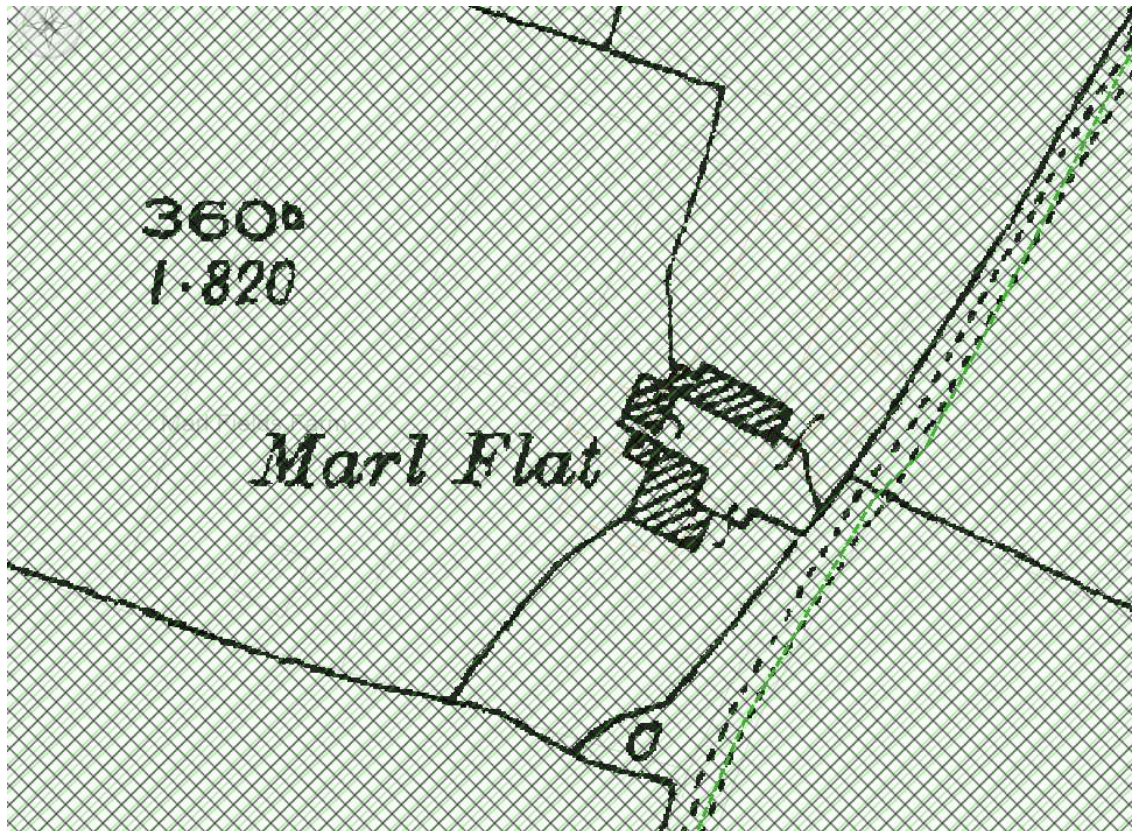
Neither the Local Plan nor the NPPF (2021) provide a definition of what is regarded as being '*disproportionate*' for the purposes of Green Belt policy however, previous policy guidance considered a development resulting in a 30% increase in the size of the original building as being acceptable.

The original dwellinghouse has been previously extended with:

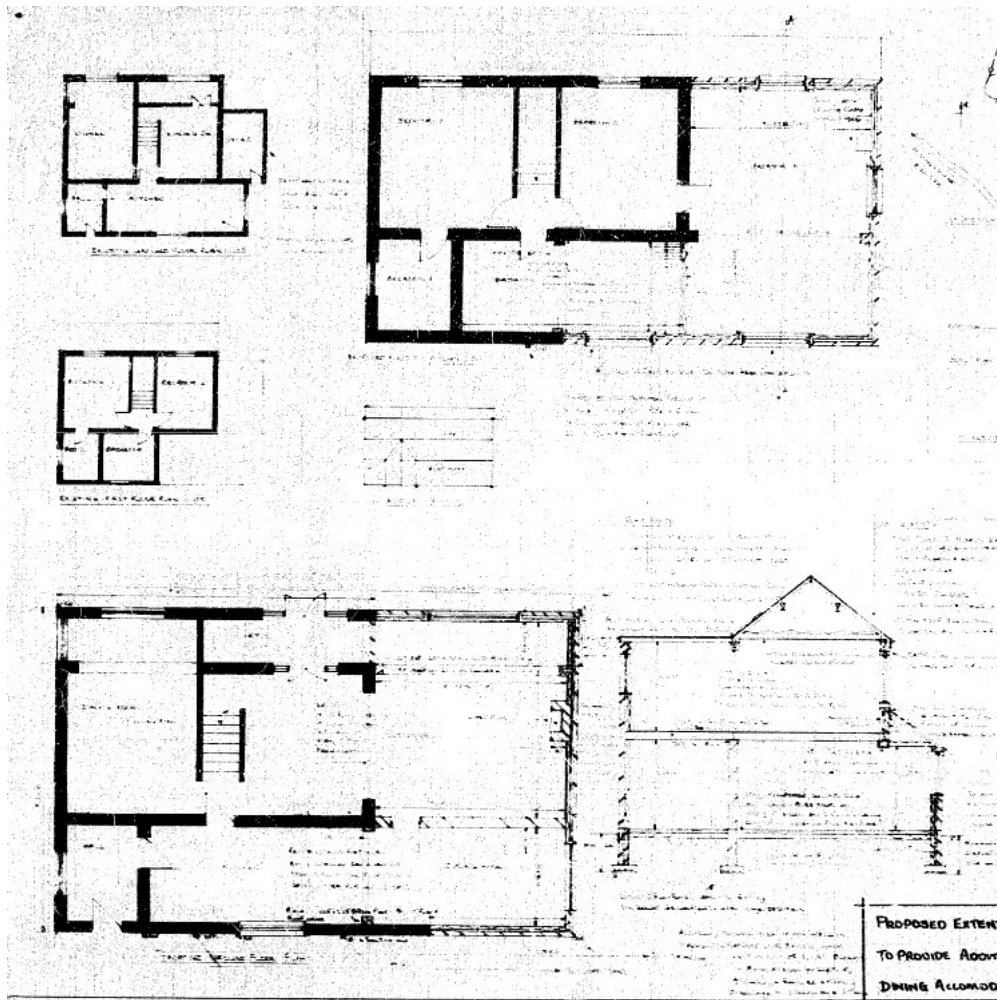
- a two-storey flat roofed front/side extension;
- a part single storey and part two-storey rear extension; and
- the erection and conversion of a detached garage into additional living accommodation; and

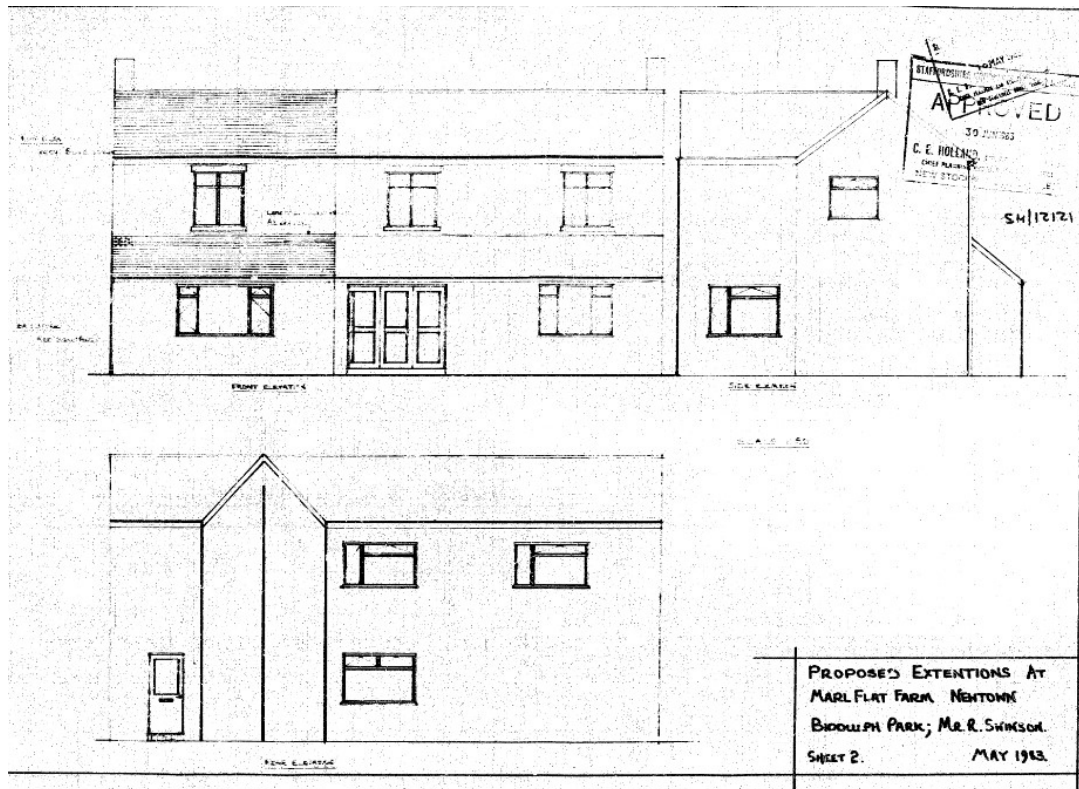
- a single storey link extension to connect the dwellinghouse to the detached garage.

The following is a historic map extract from 1922-1925 showing the original dwellinghouse with the adjacent outbuildings. The dwellinghouse is the L-shaped building to the south of the group of buildings with a small square-shaped building located to the rear.



In addition, the following are extracts from the 1983 planning approval for a part two-storey, part single storey rear extension. These indicate that the front northeastern corner of the dwellinghouse was extended with a two-storey flat roofed extension and a single storey rear extension. The single storey rear extension was replaced with a larger part two-storey, part single storey rear extension.





It is approximated that the original dwellinghouse has already been extended by an increase in floorspace of around 125%. The addition of the proposed rear extension will result in an increase in the floorspace of the original dwellinghouse of around 142%. The existing dwellinghouse has already been extended in excess of what is considered acceptable in terms of Green Belt policy and far exceeds the 30% guideline. The proposed extension will exacerbate this situation this further. The proposed extension, together with the existing extensions, will result in disproportionate additions over and above the size of the original building and will therefore comprise inappropriate development in the Green Belt.

Paragraph 147 of the NPPF (2021) states that *'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'*. No Very Special Circumstances have been advanced by the applicant.

The proposed development is therefore contrary to policy SS10 of the Local Plan (2020) and chapter 13 of the NPPF (2021).

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 130 of the NPPF (2021) 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 Guide 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 proposed extension will comprise a single storey with a flat roof. It will be T-shaped and will extend 4 metres from the rear elevation of an existing extension that was approved in 1983. The extension will have an eaves height of 2.5 metres and an overall height of 2.9 metres. It will be constructed with a brick plinth with rendered walls above. The roof will have a glazed lantern. Full height glazed windows and doors will occupy all three elevations. The extension will be sited on an existing paved patio area.

The extension will be subordinate to the existing dwellinghouse due to its scale and design. Its materials will complement those of the existing dwellinghouse. Although small in scale, the dwellinghouse occupies an elevated position, and therefore views will be gained of the proposed extension from across the valley. However, the extension will be viewed against the backdrop of the existing dwellinghouse and therefore it will not appear unduly prominent within the surrounding rural area.

It is for these reasons that the proposed extension is considered to comply with policy DC1 of the Local Plan (2020), the Design Guide SPD and the NPPF (2021) in terms of design.

Amenity

Policy DC1 and paragraph 130(f) of the NPPF (2021) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The application site comprises an isolated dwellinghouse. No other dwellings are located in close proximity that will be affected by the proposed extension. It is for these reasons that the proposed extension will comply with policy DC1 of the Local Plan (2020) and the NPPF (2021) in terms of neighbouring amenity.

CONCLUSION / PLANNING BALANCE

The design, scale and materials of the proposed extension are considered not to have a detrimental effect on the character or appearance of the existing dwellinghouse or the surrounding rural area. No neighbouring properties are located in the vicinity of the application site to be affected by the proposed development. However, the dwellinghouse has already been significantly extended and the proposed extension will further exacerbate this situation. The proposed extension, together with the existing extensions, will comprise a disproportionate addition over and above the size of the original dwellinghouse. The proposed extension therefore comprises

inappropriate development in the Green Belt.

Paragraph 147 of the NPPF (2021) states that *'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'*. No Very Special Circumstances have been advanced by the applicant. The proposed development is therefore contrary to policy SS10 of the Staffordshire Moorlands Local Plan (2020) and chapter 13 of the NPPF (2021).

As such, the application is recommended for refusal.

OFFICER RECOMMENDATION: REFUSE

Case Officer: Ailsa Berry

Recommendation Date: 02/08/2021

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Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council