

DELEGATED DECISION REPORT

SMD/2021/0229
Valid 29/03/2021

48 ASH BANK ROAD
WERRINGTON

SINGLE STOREY REAR
EXTENSION AND
REFURBISHMENT WORKS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development (Green Belt)
- Design and visual impact
- Neighbour amenity
- Highways
- Drainage
- Coal

DESCRIPTION OF SITE

The application site is 48 Ash Bank Road Werrington which contains a detached bungalow and generously sized rear garden/amenity area. The dwelling sits to the south of Ash Bank Road and is orientated to face towards the north. There is off-road parking and a front garden/amenity space. Renovation works have already been undertaken to the front/sides of the dwelling but the rear remains unfinished in anticipation of the planning application being approved. Boundaries consist of hedgerows/tree planting. For the purposes of planning policy consideration the application site is located within the Green Belt and is identified as forming part of a low risk coal development area.

PROPOSAL

Single storey rear extension. Flat roof with two roof lanterns and large bi-fold, glazed doors within the rear wall. The application forms states that all external walls will be finished in render to match that of the existing house. The new accommodation will provide an open-plan kitchen/dining/living room.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS10	Other Rural Areas Strategy
DC1	Design Considerations
DC3	Landscape and Settlement Setting
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2: Achieving sustainable development
- 6: Building a strong, competitive economy
- 9: Promoting sustainable transport
- 12: Achieving well-designed places
- 13: Protecting Green Belt land.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HNT/2020/0028	Proposed single rear extension, extension will extend 8m beyond the rear wall, maximum height of extension will be 2.56m, height of the eaves will be 2.56m. Withdrawn
SMD/2019/0634	Single storey rear extension and refurbishment works. Withdrawn.
SMD/2020/0075	Single storey rear extension and refurbishment works. Refused and dismissed at appeal.

CONSULTATIONS

Publicity

Site Notice expiry date: 15/06/2021.
Neighbour consultation period ends: 03/05/2021.

Public Comments: No representations received during the statutory consultation period.

Werrington Parish Council: No representations received during the statutory consultation period.

Severn Trent Water: No objections.

OFFICER COMMENTS

Principle of development (Green Belt)

The application site is located within the Green Belt therefore requiring consideration of section 13 of the National Planning Policy Framework (NPPF) and the relevant Green Belt/open

countryside policies of the Councils adopted Core Strategy Development Plan (policies listed above). Local Planning Authorities should regard the construction of new buildings as inappropriate development unless they comply with one of the 7 listed exceptions. One of the exceptions is part 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 NPPF states that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.' Consideration is therefore given to whether the proposed extension (together with any previous additions) result in 'disproportionate additions' and if so whether there are any very special circumstances to justify the development.

Local Plan policy SS10 allows for '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.'

Determination of whether the extensions to the dwelling are inappropriate development involves assessment of their design.

Design and visual impact

This scheme is submitted following on from a dismissed appeal; the inspector concluding that the extension was inappropriate development by reason of its size, but stated that the proposal would not cause harm to the character and appearance of the area and the openness impact would be neutral due to site circumstances.

The appeal raised no issues in terms of design in relation to the existing dwelling. The current scheme is very similar in its appearance including proposing the use of matching materials, therefore there are no objections to the design/materials of the current proposal and they can be conditioned.

This application proposes a significantly reduced extension size and therefore does not cause harm to the character and appearance of the area, this is a smaller scheme than the appeal proposal. The question is now whether the extension is 'disproportionate.' It appears from historic OS maps that the rear outrigger (marked as bedroom on the 'as existing plans') was present in 1948 and can therefore be classed as being part of the original dwelling. This means that the current scheme would propose an enlarged floorspace of approximately 58% and volume increase of approximately 41%. On balance it is considered that the size increase is acceptable for this particular property. The Inspector accepted that the extension would not be overly visible from the public domain and openness impact would be neutral. The built up nature of the area (row of dwellings), relative lack of public visibility and low roof height are all in the proposal's favour. For these reasons it is concluded the current proposal is acceptable in terms of design and visual impact as well as not being 'inappropriate development' the Green Belt.

Neighbour amenity

The application dwelling has neighbouring properties on both sides. The dwelling to the east (number 50 Ash Bank Road) is at a higher land level than the application property and whilst it (number 50) does have windows within its side elevation they are at a sufficient height so as not to be affected by the proposal either in terms of overbearing development or development which may restrict daylight from entering the rooms.

Number 46 Ash Bank Road (to the west) sits at a lower land level and had a kitchen window within its side wall facing directly to the application site. Officers had previously raised

concerns about the amenity impact upon the neighbours kitchen window, however the appeal Inspector (when determining the appeal relating to SMD/2020/0075) accepted that amenity impact was acceptable and did not include this as a reason for dismissing the appeal. The application now proposes a smaller extension and therefore amenity impact will be less than that considered by the Inspector.

Highways

There is off road parking at the property and the plans do not propose to change this arrangement. The dwelling will be a three bedroom property which requires 2 off-road parking spaces (Appendix 2 Local Plan). There is sufficient space for 2 vehicles to be parked within the curtilage.

Drainage

Severn Trent Water have confirmed they have no objections to the application and do not require any drainage conditions to be applied. Severn Trent do state that there may be a public sewer located within the application site. Offer's recommend that appropriately worded informative notes are added to the decision notice (in the event of permission being approved), to inform the applicant/developer of their responsibilities concerning drainage arrangements.

Coal

Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is considered reasonable to consider the surrounding area and any coal mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. The Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is recommended that the application is approved subject to conditions. In addition to the usual timescale, plans and materials conditions, it is recommended that some domestic permitted development rights are removed to ensure no circumvention of Green Belt policies which have been considered during the determination of this application.

OFFICER RECOMMENDATION : Conditional Approval

Case Officer: Lisa Jackson

Recommendation Date: 6/8/2021.

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

