

DELEGATED DECISION REPORT

SMD/2021/0387
Valid 14/06/2021

GREENDALE DENFORD
ROAD
LONGSDON

REPLACEMENT SINGLE
STOREY SIDE EXTENSION
AND DETACHED SINGLE
GARAGE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development (Green Belt)
- Character and appearance
- Parking and highway safety
- Neighbour amenity

DESCRIPTION OF SITE

The application property is a detached, white rendered dwelling known as Greendale, Denford Road Longsdon.

The house sits at a lower land level compared to that of the road and behind a drystone wall with planting to the rear. The dwelling has previously been extended and has benefitted from planning consent for a two-storey side extension and single storey front extension. To the front of the house there is an off-road parking area and lawn. The main external amenity space is to the rear of the house. The application property forms part of a roadside ribbon development with neighbours to the north and south. There are no dwellings to the rear (west), this land is open countryside and the area forms part of the Green Belt. For the purposes of planning policy consideration the application site is located within the Green Belt. The site does not form part of any Conservation Area and there are no Listed Buildings or protected trees which need to be considered. The property is within an area designated as a low risk coal development area.

PROPOSAL

The application is for the alteration of the single storey front extension that was previously approved under SMD/2017/0410. The works would involve the partial increase of the ridge height of the hipped roof by 0.3m and increase of the eaves height of the flat roof extension by an additional 0.2m. External materials would consist of matching tiles and white render.

The applicant also proposes a detached single garage to the side of the property. It features a gable roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS9 Smaller Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Supplementary Planning Guidance

National Planning Policy Framework

Section 12: Achieving well-designed places
Section 13: Protecting Green Belt land.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0410	Single-storey front extension (forming dining room, WC and utility), conversion of garage to bedroom and creation of additional parking space.	27/08/2019 Approved
SMD/2004/1227	Two storey side extension and garage to front	21/10/2004 Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 26/07/21
Neighbour consultation period ends: 21/07/21
Press Advert: N/A

Public Comments No representations received

Parish Comments No objection

Severn Trent Waters No objection

OFFICER COMMENTS

Impact of the Green Belt

The application site is located in the Green Belt whereby policy SS9 of the Local Plan (2020) and chapter 13 of the NPPF (2019) are applicable. Policy SS9 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.

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. Such exceptions applicable to this application are:

- (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; and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use, which would
 - not have a greater impact on the openness of the Green Belt than the existing development

The overall scale and bulk of the single storey extension has been established under the previously approved planning application under SMD/2019/0410 which is still valid from the date of this planning application. It is considered that the alteration proposed will be minimal to the overall volume of the extension that was approved and therefore on balance, not be disproportionate to the overall dwelling.

Referring to the garage to the side of the property, this would not fall within any of the categories of new building permitted within the Green Belt. It is therefore inappropriate development. However, if the ridge height of the garage were to be reduced by 0.5m it could be constructed under permitted development rights. The garage is a modest structure and following loss of the existing garage, there would be no other opportunities for covered parking or general domestic storage. It is considered that the garage will not have a greater impact on the openness of the Green Belt as it sits inconspicuously between the side elevation and boundary within a row of large houses that are widely and evenly spaced. These are considered to be very special circumstances and material considerations which outweigh the conflict with Green Belt policy in this case.

It is for these reasons that the proposed developments are considered to comply with policy SS9 of the Local Plan (2020) and 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 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.

Referring to the visual appearance of the altered front extension, the increase height of the extension will remain subservient and proportionate with the main dwelling.

Due to the dwelling sitting at a lower land level to the road, the screening from the roadside boundary treatment and the location of the access gates towards the side of the house, the front elevation would never really be truly seen in the manner shown on the submitted (front elevation) plans.

The increase of the flat roof would be marginal to what has already been built and as noted in the previous assessment, the existing pitch roof and mansard roof would obstruct views from all 3 sides of the flat roof and roof lantern.

In terms of the detached garage, it would not dominate the existing dwelling as it is single storey in scale that serves as a typical and functional building for vehicle storage in an unobtrusive space within the curtilage.

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

Highways/parking

The property benefits from off highway parking. The submitted plans show the proposal will replace the parking space to the side of the property for a single detached garage for one parking space. The alteration would still have the amount of parking facilities available on site.

Staffordshire Moorlands Parking Standards state: the minimum internal dimension for a single garage is 6m x 3m. The proposed garage meets this standard and therefore considered sufficient to replace the parking space to be lost.

As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan. A condition will be added to ensure the garage is used for vehicle storage in perpetuity to ensure parking provisions are available on site.

A condition will be imposed to ensure that the garage shall remain only for vehicle storage only to ensure parking facilities are available on site.

Neighbour amenity

There are no neighbour amenity objections to the application due to the separation distances between Greendale and its neighbours. The impact of the side extension will be no greater than the extant approval. The garage is a modest building, which given the presence of existing boundary treatment will not have any overlooking, overbearing or overshadowing impacts on next door

Coal

The application site is identified as being located within a low risk coal area for development. In the event of planning permission being approved it is recommended that informative notes are added to the decision notice to remind the applicant/developer of their responsibilities in respect of coal areas.

Drainage

Severn Trent Water raises no objections to the application stating that no drainage conditions are required due to the proposal having minimal impact on the public sewerage system.

OFFICER RECOMMENDATION : **Approval subject to conditions and informatives**

Case Officer: Lisa Li

Recommendation Date: 06/08/21

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council