

DELEGATED DECISION REPORT

SMD/2021/0367
Valid 03/06/2021

127 ASH BANK ROAD
WERRINGTON

PROPOSED 2 STOREY SIDE
EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

Two-storey, semi-detached, brick and tile dwelling with hipped roof and double height bay window. There is a parking area at the front of the house. To the rear there is a detached garage and garden/patio areas. Land levels slope gently from the roadside towards the front of the house. Boundaries are marked by timber fencing panels.

For the purposes of planning policy consideration the application site is located within the Green Belt and a Low-risk Coal development area. The site does not form part of any Conservation Area and there are no Listed buildings/structures or protected trees which need considering.

PROPOSAL

Two-storey side extension with hipped roof to form garage at ground floor level and two bedrooms above. The original application proposed a single storey rear extension as well as the two-storey side extension, however this has been omitted in order to try to comply with the Green Belt policy restrictions surrounding disproportionate extensions. Internal alterations will see the conversion of the smallest bedroom into a bathroom, therefore the dwelling will change from a 3 bed to a 4 bedroom house. All new bricks and tiles are to match the existing house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS10	Other Rural Areas Strategy
DC1	Design Considerations
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

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2: Achieving sustainable development
- 9: Promoting sustainable transport
- 12: Achieving well-designed places
- 13: Protecting Green Belt land.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice - Expired
Neighbour consultation period ends: 07/07/2021.

Public Comments: One letter of representation received stating that the occupants of number 129 Ash Bank Road fully support the application.

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

Staffordshire County Council Highways: No objections.

OFFICER COMMENTS

Principle of Development

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 Local Plan (policies listed above). The NPPF requires that Local Planning Authorities should regard the construction of new buildings as inappropriate development unless they comply with one of the 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.

The original submission included a single storey rear extension as well as the two-storey side extension. Green Belt extensions are only permitted if they are not disproportionate in size to the original dwelling (and satisfy all other material planning considerations). The original submission resulted in a proposal that would have increased the floor space by approximately 47%, footprint by approximately 57% and volume by around 67%. The applicants were offered the opportunity to revise their scheme, they have done so by removing the single-storey rear extension to reduce the percentage increase figures.

The revised scheme now only proposes the two-storey side extension, resulting in a footprint increase of approximately 33%, a first floor floorspace increase of approximately 37% and total floorspace increase (ground and first floors) of approximately 35%. These figures show that the increase is modest in relation to the size of the original dwelling, it is therefore not disproportionately sized and thus not 'inappropriate' development. Whilst any dwelling enlargement will have some impact upon openness (by reason of it being there at all), this addition is not considered to have a detrimental/harmful impact as it would be positioned between the sides of 2 dwellings within a well-established row of roadside facing dwellings. It is not considered to be a development which would have any harmful, countryside encroachment impact. In the event of planning permission being approved, it is recommended that Permitted Development Rights are removed to avoid any future circumvention of Green Belt policy restrictions.

Design and visual impact

There are no visual impact concerns. The two-storey extension is modest in size, its proportions and hipped roof enabling it to sit comfortably against the existing house. The proposed use of matching roof tiles and brickwork is welcomed and the lower ridgeline and set-back front wall contribute to the subordinate appearance. There are no wider visual impact or street scene concerns. The application property forms part of a well-established, linear form of residential development. It is not unreasonable for a semi-detached dwelling to be extended with a two-storey side extension and the alterations would not appear out of keeping with the area.

Neighbour amenity

There are no issues in respect of the attached dwelling as the originally proposed rear extension has now been removed. The occupant(s) of number 129 Ash Bank Road have written to the council to express support of the application. There are no dwellings to the rear and no issues (due to separation distance) with the dwellings on the opposite side of the road.

Number 125 Ash Bank Road is positioned to the west of the application site and is a previously extended, two-storey dwelling. There are no windows within the two-storey side wall of number 125. There is however a side-facing window within the ground floor side wall of the flat roof extension (number 125), but this is a frosted glass window and not a principal one. At first floor level above the flat roof extension, there is a window which could serve a bedroom. However, the proposed extension would not breach the 45 degree Space About Dwellings standards. In the event of permission being approved, it is recommended that a neighbour boundary informative is added.

Parking

There is a large off-road parking area at the front of the house, a drive to the side and a detached garage. The side extension will remove potential use of the side drive and will block access to the garage. The extension does propose a 'through' garage. The provisions of Appendix 2 (Local Plan) need to be considered as the scheme proposes to increase the overall bedroom space from 3 rooms to 4 rooms. A 4 bedroom house requires 3 off-road parking spaces. The County Highways officer confirms she has no objections to the application and does not require the imposition of any highways related conditions. The Highways officer confirms that the current parking area is large enough to accommodate 3 vehicles.

Coal

Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is 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

It is recommended that, for the reasons outlined above, planning permission is approved subject to conditions. It is recommended that one of the conditions removes permitted development rights for single-storey rear extensions in order to prevent future circumvention of Green Belt planning policy. It is the removal of the originally proposed ground floor rear extension which now makes this application not inappropriate.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 09/09/2021.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council