

DELEGATED DECISION REPORT

SMD/2021/0475
Valid 19/07/2021

MOORLAND HOUSE
CLEWLOWS BANK
STOCKTON BROOK

PROPOSED SIDE EXTENSION
TO FORM UTILITY ROOM

(FULL - HOUSEHOLDER)

MAIN ISSUES

Whether or not the proposal amounts to inappropriate development in the Green Belt
The impact on the character, appearance and amenities of the area.

DESCRIPTION OF SITE

The site comprises a modern detached brick and tile dwellinghouse which is within a long row of houses which face Clewlovs Bank within a settlement known as Stanley Moor, a residential area in the countryside between the villages of Stockton Brook to the west, Stanley to the east and Bagnall to the north. It is within the Green Belt. There are other dwellings a considerable distance to the rear of the site on backland plots to the east and accessed by a long drive down the side of the site to the south. There is also a dwelling opposite the site across the road to the west.

PROPOSAL

This is a full householder planning application for a narrow lean-to single-storey side extension to provide a utility room, WC and side entrance into the house i.e. an external door. The original application included a single-storey garden room rear extension but this has been removed from the scheme.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 Other Rural Areas Strategy
DC1 – Design Considerations

NPPF (Revised February 2019)

Sections 12 (Design) and 13 (Green Belts).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 14.9.21

Neighbour consultation period ends: 14.9.21

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Severn Trent Water

No objection.

OFFICER COMMENTS

The site is in the Green Belt and Policy SS10, the strategy for the countryside, requires strict control over inappropriate development in the Green Belt. The NPPF in Section 13 lists the forms of development in the Green Belt which are deemed to not be inappropriate and which are therefore by definition not harmful to the openness of the Green Belt. The enlargement of buildings is listed, providing it would not lead to a disproportionate increase in the size of the existing building. In this particular case, the dwelling has been considerably enlarged before, via a single-storey rear extension across the whole width of the house and a first-floor extension over part of it. This has resulted in 62.8 sq.m of floorspace added to the original floorspace of 170 sq.m resulting in a 37% increase in the original floorspace. The proposed side extension would add another 10.0 sq.m and cumulatively with the previous extensions, this would amount to a 43% increase. This would not lead to more than half of the original floorspace being increased and it is also considered that the subservient scale and form of the proposed extension together with the subservient scale and form of the previous extensions would not amount to disproportionate enlargement of the original house. The proposal would therefore not amount to inappropriate development in the Green Belt and is therefore not harmful to its openness.

The previous proposed rear extension together with previous extensions and proposed side extension was considered to amount to a disproportionate enlargement, harmful to Green Belt openness and for this reason, the applicant chose to remove this from the scheme to allow just the side extension to be determined.

The proposed side extension is narrow and set back from the front wall of the house and the lean-to roof also adds to the very subservient nature of the extension respecting the dominance of the host dwelling. It would not harm the appearance of the house and has an appropriate scale, form and design for it's purpose.

With regard to residential amenity, the neighbouring dwelling to the north is on slightly lower ground. There are side windows at this property which would face the proposed extension but despite being on higher ground, the extension would be viewed against the much taller house and the natural light into those windows would not be affected. There is also a 1.8m side boundary close-boarded fence which would screen much of the extension from the neighbouring property. This would also screen the neighbouring property from views from the proposed side floor-to ceiling window and external door, protecting the privacy of the neighbours from overlooking.

CONCLUSION

The amended proposal would not harm the openness of the Green Belt or the character, appearance and amenities of the area and therefore complies with the Council's Local Plan and the government planning guidance contained within the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 17.9.21

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council