

DELEGATED DECISION REPORT

SMD/2021/0457
Valid 08/07/2021

COMMON WINDS
CAVERSWALL COMMON
LANE
CAVERSWALL

PROPOSED EXTENSION AND
ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

Common Winds is a detached, pitched roof bungalow sat within generously sized grounds. There is a good size garden area, a number of detached outbuildings and a parking/turning area at the front of the house. A neighbouring dwelling is situated to the west of the application site and there are fields to the south and east. Land levels within the site are generally flat, the fields to the rear gradually slope downwards further to the south. Boundaries are marked with hedgerows and timber panel fencing.

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 is not within any Conservation Area and there are no listed buildings/structures or protected trees which need to be considered.

PROPOSAL

A single-storey side and a single-storey rear extension. Together with internal alterations, the bungalow would offer the occupant(s) an open-plan, kitchen/dining/living area, study room, utility, separate bathroom, two bedrooms, one with ensuite and one with a large dressing area. Whilst the plans show a two-bedroom dwelling, the size of the rooms means that the bungalow has the potential of offering four bedroom accommodation.

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

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

- | | |
|----------|--|
| 89/00754 | Extension to form lounge. Approved. |
| 90/00526 | Extension to form larger lounge and porch. Approved. |

CONSULTATIONS

Publicity

Site Notice expiry date: 09/09/2021.
Neighbour consultation period ends: 03/8/2021.

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

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

Severn Trent Water: No objections and no drainage condition is required.

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 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.

The proposals have been amended following on from officer concerns that the extensions constituted disproportionate additions and inappropriate Green Belt development.

Domestic curtilage extent

The site visit raised questions over the extent of the domestic curtilage and whether the initially submitted 'red edge' plan was correct. Upon further investigation the red edge has been reduced in size to omit an agricultural building to the south-west of the plot. The second concern was the position of the eastern boundary. The plans appeared to be showing a development which encroached into the field and certainly this appeared to be the case at the site visit. Photographs within the file show a post and wire fence positioned close to the side of the house however a history search using Aerial photos shows that there was some land to the east which was domestic curtilage, an outbuilding and a well-established hedgerow boundary. The reasons for removing the eastern boundary hedgerow are unknown but the site visit clearly showed where the boundary once was and the differing ground conditions between said piece of land and the field.

2006 aerial photograph



2011 aerial photograph



It is concluded that the proposed extensions are within the lawful domestic curtilage. A boundary condition is recommended, this is an open countryside location and design/appearance is important.

Design and visual impact

Both the side and rear extensions have been designed to ensure their roof heights appear subordinate in size to the existing bungalow. The rear extension has a flat roof with two, rectangular shaped roof lanterns to break up the roof area. The side extension having a shallow pitched roof. The extensions are to have rendered walls, this is acceptable as the existing dwelling is rendered and will not be out of keeping. A condition can secure the colour/finish. The plans state that all new roof tiles will match those of the existing house, this is welcomed.

It is clear that in relation to the existing bungalow footprint, the side and rear extensions are large and do compete with the original footprint size. In terms of floorspace, it has to be concluded that the enlargements are disproportionate additions and therefore inappropriate development. The heights of both the flat roof and the side shallow-pitched one are much lower than the existing house and its main ridgeline, so whilst the footprint competes in size with the original, the extensions do not compete in overall height and bulk with the bungalow. The original character of the bungalow remains; it is not subsumed by enlargements.

However, whilst the proposed footprint is large, it is borne in mind that the dwelling does benefit from a full range of domestic permitted development rights. It would appear that the side

extension is PD compliant and the rear extension is only marginally above the PD eaves height limit (approximately 30cm). The overall height of the rear extension is within the 4.0m height limit.

The presence of a full range of PD allowances is a material planning consideration and valid fall-back position. Larger additions could be added (such as a side extension on the western elevation). The current scheme is practically permitted development, only a minor reduction of the rear extension roof height would make it so and is a realistic fall-back position which would have a very similar impact upon the appearance of the dwelling and Green Belt openness. Approval of this application would allow the removal of PD rights to avoid any future, uncontrolled circumvention of Green Belt policy.

For these reasons it is recommended that the application is acceptable in terms of size and design.

Neighbour amenity

No neighbours to the south or east of the dwelling therefore no issues.

Parking

No issues. There is a large off-road parking and turning area at the front of the house. There is also ample space within the site to provide more parking if required.

Drainage

Severn Trent have no objections to the application and confirm that no drainage conditions are required. Severn Trent provide further information for the applicant/developer in respect of public sewer(s) potentially running through the site. This information can be included on the decision notice (in the event of permission being approved).

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

That the application is approved subject to conditions and informative notes. Recommend that some domestic permitted development rights should be removed to avoid circumvention of Green Belt extensions policies.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson

Recommendation Date: 27/09/2021.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council