

DELEGATED DECISION REPORT

SMD/2021/0354
Valid 07/06/2021

68 WILLOW DRIVE
CHEDDLETON

PROPOSED GROUND FLOOR
EXTENSION TO FORM STUDY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Whether the proposal comprises an exception to inappropriate development in the Green Belt
- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a modern 2000's built detached brick and tile dwellinghouse and its associated curtilage, situated in the Cheddleton Ward. The site is not located within the Development Boundary, instead it is on greenbelt land. The proposed site is enclosed by neighbouring dwellings comprising a section of Willow Drive. No. 70 Willow Drive lies to the West of the proposed site and No. 66 Willow Drive is situated to the East. To the North of the site is an area of open green belt countryside, separating the site from the River Churnet. The Willow Drive highway runs adjacent to the proposed site on the South.

It is noted that a number of properties within the estate have been extended; however the established character of the original estate has been retained.

PROPOSAL

The proposed development comprises a single storey rear extension which spans across half of the rear elevation as well as beyond a side elevation. The proposed extension would allow for the space to create a study to the rear of the dwelling. The proposed rear extension would project beyond the rear elevation of the original dwellinghouse by 4 metres and have a width of approximately 5.76 metres. The maximum height would be approximately 2.9 metres. It would be constructed from materials which would harmonise with the existing dwellinghouse, including brick, flat roofing material and uPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places, 13 –
Protecting Greenbelt Land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2004/0531- Substitution of house types within areas 1D and 3C. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 02/08/2021
Neighbour consultation period ends: 15/07/2021
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

The Council have not received any comments from the Parish Council.

Severn Trent Water

Severn Trent Water have no objections to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date,

granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhancing the environment. A concentrated focus on future growth is to be directed to larger settlements. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS8, new development should be directed to the most sustainable locations. The site lies within the town of Biddulph Moor, which constitutes a larger village within the Staffordshire Moorlands. The Larger Villages Areas Strategy is based around areas where a focus of new development will be directed, with the aim of crafting all development to enhance the character and appearance of the town.

The application site is located in the Open Countryside and Green Belt whereby Policy SS10 of the Local Plan (2020) is applicable. Policy SS10 states that these rural areas will provide only for development that has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

Part (1) of policy SS10 seeks to meet housing requirements and specific need by allowing 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.

The principle of the development is therefore considered acceptable as it will comply with policy SS10 of the Local Plan (2020).

The proposed site is not within the Development Boundary, thus the proposed extension will need to be assessed in order to establish whether it is acceptable in principle and whether it would conform with relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed extension include whether it is appropriate within the greenbelt, design, neighbour amenity and highway safety.

Greenbelt

The application site is located in the Green Belt whereby policy SS10 of the Local Plan (2020) and chapter 13 of the NPPF (2019) are applicable. Part (6) of policy SS10 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.

The proposal is for the erection of a single storey rear and side extension. 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. Paragraph 143 of the NPPF (2019) states that *'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'*. One such exception is (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.

Neither the Local Plan nor the NPPF (2019) provide a definition of what is regarded as being 'disproportionate' for the purposes of Green Belt policy however, previous policy guidance considered a development resulting in a 30% increase in the size of the original building as being acceptable.

The proposed extension would equate to an increase in volume of approximately 13%. The property has not been previously extended. Therefore, the extension to the property will not exceed the 30% guideline and will not result in a disproportionate addition over and above the size of the original building.

It is now necessary to identify whether there is any other harm arising from the proposed development.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. 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.

The proposed development is a single storey rear extension to the dwellinghouse. The proposed extension would project beyond the rear elevation of the original dwellinghouse by 4 metres and have a maximum width of approximately 5.76 metres. It will extend beyond the side elevation by approximately 1.2 metres. The maximum height would be approximately 2.9 metres. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. Thus, as the proposed extension would be single storey and therefore have an eaves and maximum height lower than the parent building, as well as largely follow the course of the original dwellinghouse and its curtilage boundary line, it

would be considered appropriate development in accordance with the Council's Design SPD.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. The surrounding street scene is comprised of a series of near identical brick and tile dwellinghouses, all constructed with cohesive principal elevation ornamentation features such as bay windows and gable features, creating a significantly prominent character of the street scene. Birtley Olde English Red Brick, Flat Roofing Material and white uPVC would be used in the construction of the proposed extension. Therefore, the materials which would be used are considered appropriate in relation to the existing dwellinghouse, as well as the surrounding street scene. Thus, proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the distinctive character of the original estate which has been largely retained.

Initially, the plans submitted incorporated ceiling to floor slotted style windows across the rear elevation of the extension, as well as the West facing side elevation of the proposed extension. Additionally, the proposed extension collided with an existing window which serves the rear elevation of the dwellinghouse, thus creating an awkward relationship between the existing fenestration and proposed extension. Revised plans were submitted to set the proposed extension back from the existing rear window, thus eradicating the collision between existing fenestration and the proposed extension. The revised plans also demonstrate an alteration of the windows, showing matching style windows to those of the existing dwellinghouse. The revised plans are considered to exhibit a more appropriate design for the proposed extension, in compliance with Policy DC1.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

Amenity

Paragraph 127 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is bound by No. 70 Willow Drive to the West and No. 66 Willow Drive to the East. There are no other properties with curtilages which adjoin the site. Thus as there are properties with curtilages which adjoin the site, it becomes important to assess whether the amenity of these neighbours would be compromised. Therefore, amenity impact assessment is essential on the direct neighbouring properties to the West and East sides of the application site.

I note that a substantial amount of foliage and fencing combined creates the boundary treatment between the site and No. 66 Willow Drive, meaning that amenity of this neighbour will be fully protected. Any potential light loss which could occur for No. 66 Willow Drive as a result of the extension would therefore be mitigated by the combined foliage and fence screening. Thus, No. 66 Willow Drive would not be adversely impacted by the proposed extension. Furthermore, there are no side windows adjacent to where the proposed extension would be positioned at No. 66 Willow Drive, therefore there would be no risk of loss of light into any windows of the neighbour, most importantly habitable windows.

Upon assessment of the potential amenity detriment which the proposed extension could bring forth on No. 70 Willow Drive, it has been established that the proposed rear extension would not create loss of light amenity into the garden or any windows of the neighbour. As the sunlight trajectory travels from East to West, the proposed rear extension could potentially cause overshadowing upon the direct neighbour at No. 70 Willow Drive. Due to the trajectory line of the sun, it would set at the rear of the house. Although there could have been potential for loss of sunlight, it has been established that there is a substantial enough amount of distance between the site and the neighbour to mitigate this. Furthermore, the neighbours at No. 70 Willow Drive are positioned at an oblique angle from the site, meaning that a shadow of the proposed extension would not be cast over them. Lastly, a brick constructed outbuilding located within the curtilage of the site sits on the boundary between the site and No. 70 Willow Drive. Subsequently, as the proposed extension would be positioned behind this, any potential overshadowing impact which could have occurred as a result of the proposed extension would be eradicated.

There would be no side windows on the elevation of the proposed rear / side extension facing No. 66 Willow Drive, therefore privacy amenity of this neighbour would not be impacted at all in this sense. Additionally, the foliage and fencing which create the boundary treatment between the site and the direct neighbours at No. 66 Willow Drive would block vision between the site and the neighbouring garden. Although there would be fenestration in the form of a door and window on the side of the proposed extension which faces No. 70 Willow Drive, it has been noted that this direct neighbour is positioned at an oblique angle and substantial enough distance from the site to mitigate any loss of privacy amenity. Additionally, a solid brick outbuilding within the curtilage of the site would block any kind of privacy impact which the proposed extension could potentially have on the neighbour at No. 70 Willow Drive. Thus, no adverse privacy impact would occur upon either of the neighbours.

There are no dwellings adjacent to the rear curtilage of the dwellinghouse, thus no amenity impact will occur here.

Highway Safety

Paragraph 102 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable

access and ensure that development does not lead to an increase in on street parking.

The proposed extension would not increase the number of bedrooms of the dwelling. Therefore, it is clear that no additional parking spaces will be required for the number of people habituating the dwellinghouse. Additionally, as the proposed extension would be to the rear of the dwelling, the available off road parking to the front of the dwelling would not be compromised, in compliance with Policy T1.

Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Although the initially submitted plans were considered to have some design issues, including the slotted style windows and the collision between the existing fenestration to the rear elevation of the dwelling with the proposed extension, these issues have been addressed. Revised plans were submitted, establishing windows to match those of the existing dwelling as well as setting the extension back from the existing rear window. Therefore, the proposed extension is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 07/10/2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council