

DELEGATED DECISION REPORT

SMD/2021/0563
Valid 24/08/2021

3 MOSS CLOSE
DILHORNE

CONVERSION OF LOFT INTO
BEDROOM & EN-SUITE

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The property is one plot of a new residential development, it is set towards the rear of the site, has dwellings on each side and is bounded on two sides by timber fencing. The land is open to the rear with countryside views. For the purposes of planning policy consideration, the application site is within the Green Belt and a low-risk coal development area.

PROPOSAL

Conversion of the roof space to form a bedroom and ensuite to be served by rooflights. Internal alterations include the formation of an internal staircase to access the roof space accommodation. Part 1 Class A, B, C, D, E and Part 2 Class A Permitted Development Rights have been removed and at the time of the site visit, the bungalow was under construction.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS9	Smaller Villages Area Strategy
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
- 6: Building a strong, competitive economy
- 9: Promoting sustainable transport
- 12: Achieving well-designed places
- 13: Protecting Green Belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2014/0143 - The demolition and clearance of all existing industrial buildings, structures, open storage, remediation of the site and erection of 10 no. dwellings with garaging and/or parking, served by a new access and shared surface, with associated accommodation. Approved.

SMD/2016/0515 - 10 Dwellings. Approved.

SMD/2021/0181 - Detached Garage. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 14/10/2021.

Neighbour consultation period ends: Consultation period ends 1st November 2021.

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

Dilthorne Parish Council: No comments made.

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.

Design and visual impact

External alterations are minimal and limited to the insertion of skylights, all of which are to be within the rear roof slope. There are no design concerns/objections.

Neighbour amenity

Whilst there are surrounding residential dwellings, the proposal will not result in any significant overbearing or overlooking into surrounding principal windows due to the positioning and orientation of the nearby dwellings. There are no dwellings to the rear of the applicant's property. Three of the rear roof lights will serve the second bedroom and one rooflight will serve the ensuite. It is noted that the neighbour at number 2 Moss Close, has recently received planning consent for conversion of their roof space, also to be served by roof lights (SMD/2021/0293). No neighbour representations have been received and no objections from any of the consultees have been received.

Parking

The original planning consent for the site approved this bungalow as a two bedroom property. The submitted plans show that once works have been completed, the bungalow will still remain as a two bed dwelling as one of the ground floor bedrooms will be converted into a lounge. The parking space requirement remains at 2 off-road parking spaces, the plans do not show any intent to alter this. Furthermore, recently approved application SMD/2021/0181 provides for a detached garage.

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

There are no objections to the application. The scheme does not see the enlargement of the bungalow, simply the use of the roof space for living accommodation. There are no Green Belt issues. No concerns regarding the additional rooflights. It is noted that the neighbouring property has recently received approval for a similar scheme.

OFFICER RECOMMENDATION : Approval.

Case Officer: Lisa Jackson

Recommendation Date: 12/11/2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council