

Planning Statement

Erection of a Two Storey Side Extension

Rose Cottage, Bradley in the Moors

October 2021

Project	Rose Cottage
Client	Mr & Mrs Dyche
Reference	1539
Project Team	Jon Imber
Version	1

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1 Introduction

- 1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.
- 1.2 The author of this appraisal, Jon Imber, has worked as both a development control and forward planning officer in local government, and more recently as a senior planning consultant in the private sector. He has extensive knowledge of the planning system and experience of the appeals process. He is a member of the Royal Town Planning Institute.

2 Site and Planning History

- 2.1 Rose Cottage is a two bedroom semi-detached two bedroom dwelling within the rural hamlet of Bradley in the Moors. The settlement lies in rolling countryside approximately one kilometre south-west of the local service centre of Alton.
- 2.2 Surrounding land uses include the attached dwelling to the south-east, and agricultural land to the south, west and on the opposite side of the road to the north.
- 2.3 The property is accessed via a gated driveway which emerges onto Bradley Lane. Bradley Lane is subject to the national speed limit but its width and alignment are such that vehicle speeds tend to be considerably lower.
- 2.4 Land levels rise gently away from the highway. The property is elevated approximately one metre above the road.
- 2.5 The site and its surroundings are shown on the following photograph.



Figure 1 - Aerial photograph of site

3 Proposals

- 3.1 Mr and Mrs Dyche have recently purchased the property with a view to making it their family home. They have undertaken some repairs and sensitive refurbishment, and now intend to provide an additional bedroom to accommodate a growing family.
- 3.2 It is therefore proposed to erect a two-storey side extension to provide an additional bedroom at first floor level. The ground floor would accommodate a larger kitchen and dining room, with the existing kitchen repurposed as a study.

- 3.3 The extension is to be constructed from materials matching those of the existing dwelling. It is proposed to re-use tiles from the rear elevation of the property on the front facing roofslope of the extension to ensure a perfect match.

4 Planning Policy Context

- 4.1 Paragraph 2 of the NPPF states that “applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise”.
- 4.2 Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development. It explains that in the context of decision taking, this means approving proposals that accord with the development plan without delay.
- 4.3 Paragraph 12 confirms that the presumption in favour of sustainable development established by the Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that conflicts with an up-to-date local plan should not usually be granted planning permission, and decisions that depart from an up-to date development plan should only be taken if material considerations in a particular case indicate that the plan should not be followed.
- 4.4 The Staffordshire Moorlands Local Plan was adopted in 2020 and is up to date.
- 4.5 Paragraph 124 of the Framework relates to design quality. It states “*The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”.

Staffordshire Moorlands Local Plan (2020)

- 4.6 Bradley is a rural hamlet which has no formal settlement boundary. Policy SS10 of the Local Plan is therefore applicable. With specific reference to domestic extensions and alterations, 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”*.
- 4.7 Policy DC1 of the Local Plan states *“All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council’s Design Guide SPD”*.

5 Planning Considerations

- 5.1 The proposals involve the extension of an existing rural dwelling to create additional living accommodation.
- 5.2 Bradley lies outside of any identified settlement boundary. Policy SS10 allows for a limited range of development in such circumstances, including domestic extensions and outbuildings which are appropriate in scale and design and which do not have a detrimental impact upon the dwelling or its rural surroundings.
- 5.3 The proposed extension is subservient to the existing dwelling in terms of its scale, massing and detailed design. The extension has been consciously designed to respect the character of the existing dwelling. The size and proportion of fenestration is informed by that of the existing dwelling, and materials of construction are to match. The proposed extension complements the traditional style of the host dwelling and

would not therefore have a detrimental effect upon the character or appearance of its rural surroundings.

5.4 The proposed extension is sufficiently distant from the principal windows of nearby dwellings to avoid causing an unacceptable reduction in daylight or privacy. The proposals therefore safeguard the amenities enjoyed by the occupants of neighbouring dwellings.

5.5 The proposed extension is contained entirely within the existing domestic curtilage and does not encroach into surrounding countryside. Ample space remains within the curtilage to meet the amenity needs of future occupants of the dwelling, as well as to provide adequate parking and turning space.

5.6 The proposals therefore accord with Policies SS10 and DC1 of the Staffordshire Moorlands Local Plan.

5.7 There are no other material planning considerations which act as a barrier to consent being granted in this instance.

6 Conclusions

6.1 The proposed extension relates well to the host dwelling. It would not harm the character or appearance of the host dwelling or its rural surroundings.

6.2 The proposals would not detrimentally affect the amenities enjoyed by the occupiers of nearby dwellings and would not prejudice the safe or efficient use of the highway network.

6.3 The proposals therefore preserve the character and appearance of their rural surroundings in accordance with Staffordshire Moorlands Local Plan Policies SS10 and DP1, and the National Planning Policy Framework.

6.4 It is therefore respectfully requested that the application be approved.