

DELEGATED DECISION REPORT

SMD/2021/0671
Valid 19/10/2021

11 SANDON CLOSE
CRESSWELL

PROPOSED SINGLE STOREY
REAR EXTENSION WITH
INTERNAL ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Whether the proposal is acceptable in principle.
- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises a detached, two-storey dwellinghouse constructed of brick with a dual-pitched roof covered in concrete interlocking roof tiles. The dwellinghouse is located at the head of a cul-de-sac and forms part of a small residential development off Sandon Road. Dwellinghouses are located to the north and west of the application site, open fields are located to the east and the cul-de-sac is located to the south. The application site is located in the Open Countryside.

PROPOSAL

Full planning permission is sought for the erection of a single storey rear extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

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

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1994/0921 Replacement porches to front and rear
Approved 10/08/1994

CONSULTATIONS

Publicity

Site Notice expiry date: 16/11/2021
Neighbour consultation period ends: 09/11/2021
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Draycott-in-the-Moors Parish Council raised no objection.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2021) 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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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 (2021) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2021).

The dwellinghouse is located in the Open Countryside, whereby policy SS10 of the Local Plan (2020) is applicable. Part 1 of policy SS10 permits *'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 proposed development is therefore considered acceptable in principle as it will comply with policy SS10 of the Local Plan (2020).

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 130 of the NPPF (2021) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design Guide 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 dwellinghouse appears to have been extended to the side with a two-storey extension, although no planning application can be found on the Council's system. Planning permission has also been previously been granted for replacement porches to the front and rear of the dwellinghouse (the rear porch is used as a utility room). This application seeks permission for a further single storey rear extension.

The proposed extension will project two metres from the original rear elevation of the dwellinghouse and will infill the remainder of the rear elevation that is not currently occupied by the existing shower room (to be converted to a utility room). The proposed extension will be the same depth as the existing porch and will adjoin into it. The extension will have a mono-pitch roof that will adjoin into the ridge of the existing porch's roof. It will have the same eaves height and will be no higher than the existing utility room. The extension will be constructed of materials to match the existing dwellinghouse.

The proposed extension is small in scale and subordinate to the existing dwellinghouse. It will reflect the design and materials of the existing dwellinghouse and it will not be visible from the street scene. No public footpaths traverse the adjacent agricultural field and therefore the proposed extension will not be visible from public vantage points or have a detrimental impact on the character of the rural area.

The existing dwellinghouse has been cumulatively extended over the years, with the existing extensions representing an increase in floorspace of 59% over and above the original floorspace of the dwellinghouse. The proposed extension will result in an additional 6.5 square metres; a further increase in floorspace of 7%. The proposed extension is considered minor in scale and the overall scale of the original dwellinghouse will not be significantly altered.

It is for these reasons that the proposed development is considered to comply with policies DC1 and SS10 of the Local Plan (2020), the Design Guide SPD and the NPPF (2021).

Amenity

Policy DC1 and paragraph 130(f) of the NPPF (2021) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

No dwellings will be affected by the proposed extension as it will not directly face the dwellinghouse to the rear of the application site and will not overlook their rear garden due to the height of the existing boundary hedge and trees. An open field is located to the east and the extension will be hidden from the dwellinghouse to the west by the property's existing shower extension and the neighbour's garage.

It is for these reasons that the proposed extension will comply with policy DC1 of the Local Plan (2020) and the NPPF (2021), in respect on amenity.

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

The proposed extension will not result in an increase in the number of bedrooms at the property, nor will it affect the existing parking area. It will therefore not have a detrimental effect on highway safety and will comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2021).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 13/12/2021

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council