

DELEGATED DECISION REPORT

SMD/2021/0729
Valid 09/11/2021

SHIRLEY COTTAGE
GARSTON ASHBOURNE
ROAD
WHISTON

PROPOSED 2 STOREY SIDE
EXTENSION WITH LINK TO
EXISTING ANNEX

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Highways
- Drainage

DESCRIPTION OF SITE

The application site is Shirley Cottage, Ashbourne Road Whiston, a detached, stone and tile dwelling sat within generously sized grounds, benefitting from off-road parking and private, external amenity space. The dwelling is accessed via a lengthy driveway which links directly to the property. For the purposes of planning policy consideration the application site is within the open countryside (not Green Belt). The site is not within a Conservation Area and is not Listed. There are no nearby Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

A two-storey side extension with link to existing annex building. Together with internal alterations, the extensions would enlarge the house to a four bedroom dwelling (one with ensuite). On the ground floor there would be an office, utility, WC/shower room, porch 'link' and open-plan kitchen and dining room. The application form states that the extensions would be constructed using stone, tile and upvc frames to match the existing house.

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. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0050 Two-storey and single-storey side extension. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

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

Severn Trent Water: No representations received.

Cotton Parish Council: No objections.

Highways (SCC): No objections and no recommended conditions.

OFFICER COMMENTS

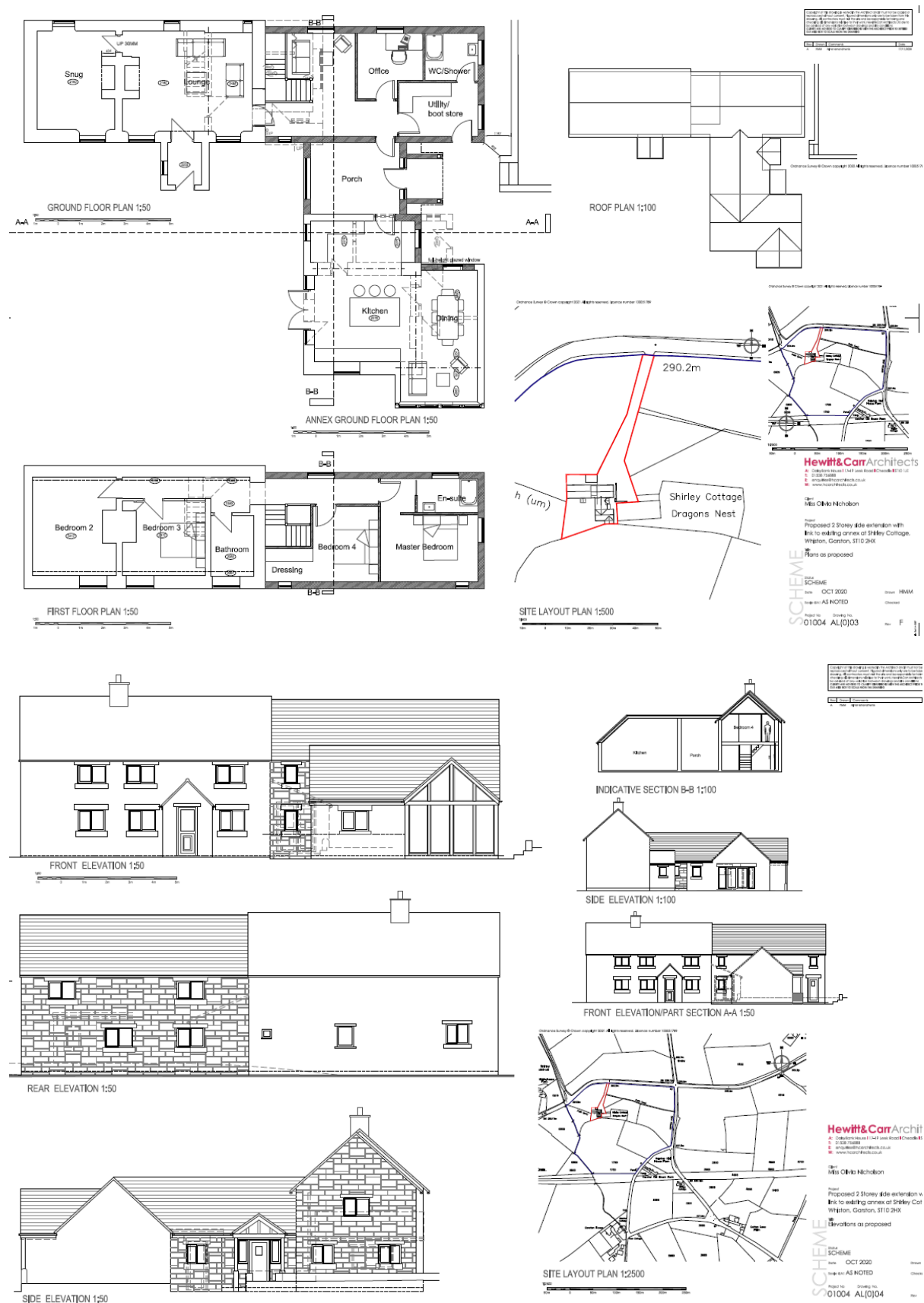
Principle of Development

The application site is located within the open countryside, but does not have a Green Belt designation. The application therefore triggers consideration of policy SS10 (Other Rural Areas Strategy) of the Local Plan along with the adopted design SPG and SPD documents. Relevant to this application is the part of policy SS10 which states that there can be support 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.' There are no objections in principle to a domestic extension within this open countryside location, subject to compliance with SS10 and other applicable policies. Other material planning matters to consider include design and visual impact, highways/parking and drainage.

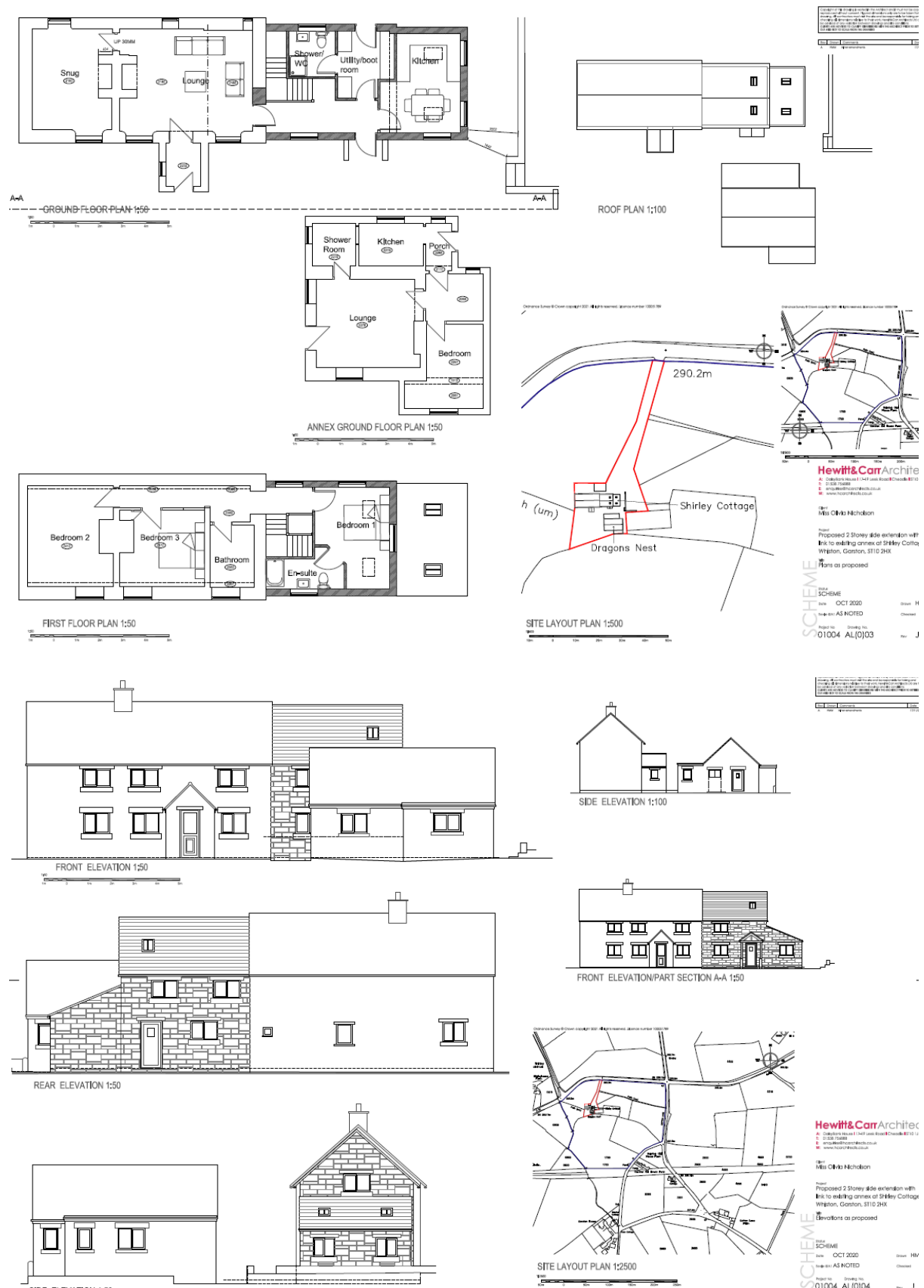
Design and visual impact

The existing house is a simply formed stone and tile property with its principal elevation facing towards the south. Having a rectangular shaped footprint, the dwelling is one room deep, with a simple gable end arrangement and west-to-east aligned roof ridge. This is a second application following on from approval of SMD/2021/0050 for a two and single-storey side extension.

The previous application (SMD/2021/0050) initially proposed the two plans below. the works consisted of a large, two-storey side extension and a link and extension to a detached annex.



Following on from officer concerns regarding the large size and design of the extensions, the following plans were submitted and approved.



Notably the detached building was no longer going to be incorporated into the extension proposal. The side extension had been reduced in size, set back from the side walls to give some relief and prevent any large and blank areas of stonework. A single storey element was included which allowed much of the bulk of the original proposal to be removed.

The architect has advised that the current application has been submitted because it has been discovered the location of the detached annex was incorrectly plotted on the initial submission and, that together with a reduced size scheme, the proposals are now in their view of a subordinate nature. It is understood that the applicant wanted the scheme to be reassessed following on from the change of circumstances. It is true that the current scheme is now smaller in size to that which was originally submitted under the SMD/2021/0050 application. What is clear is that the scheme is for an overlarge addition to the existing house. Officer's have previously advised that the addition of the annex to the main dwelling was not something that could be supported. Although the annex is in situ, it is not connected to the main house; it currently reads as a true outbuilding which is subordinate in terms of its relationship with the dwelling. The extensions and link to the annex building add considerable bulk to the main house by significantly expanding and spreading its footprint as well as increasing overall bulk. The SMDC design guide states that 'All 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 house is easily seen from the Ashbourne Road (A Class to the north), and an appropriately designed and subordinate extension is important. The road is at a higher land level and views of the property are generally unrestricted so there will be some wider visual impact beyond the application site. The floorspace increase proposed by this application would be in the region of 117%. Notwithstanding the % increase, it is clear that the enlargement is not a subordinate addition. Local Plan policy SS10 must be considered and whilst it allows extensions to existing dwellings, it requires that these (additions) are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and character of the rural area.

Amenity

There are no nearby properties that would be affected by the development

Highways

The County Highways officer has no objections to the application. Approval of the application would see the main house being enlarged from a two to a four bedroom dwelling. A four bedroom dwelling requires off-road parking space for three vehicles. Due to the generous size of the application site grounds, there is more than sufficient parking space available.

Drainage

No comments have been received from Severn Trent Water directly relating to this application reference number. However, it is noted that they (STW), did comment on the previous application which was almost identical to this scheme (prior to amendments) and no objections were raised.

CONCLUSION / PLANNING BALANCE

The application is recommended for refusal on the basis that the extensions are too large in relation to the size of the existing dwelling. The two storey side extension, porch link and inclusion of the annex as part of the main living accommodation constitutes an extension which is not subordinate or secondary in nature, therefore harming the character of the existing dwelling which is a simply formed, two-storey, gabled ended building. The application is therefore contrary to Local Plan policies and adopted design guidance which seek to secure well-designed proposals which are subordinate in size and do not have a harmful impact upon the original building.

OFFICER RECOMMENDATION : Refuse.

Case Officer: Lisa Jackson

Recommendation Date: 7th Jan 2022.

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On behalf of Staffordshire Moorlands District Council