

DELEGATED DECISION REPORT

SMD/2021/0755
Valid 19/11/2021

127 ASH BANK ROAD
WERRINGTON

**PROPOSED 2 STOREY
EXTENSION TO SIDE AND
SINGLE STOREY EXTENSION TO
REAR .**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

Two-storey, semi-detached, brick and tile dwelling with hipped roof and double height bay window. There is a parking area at the front of the house. To the rear there is a detached garage and garden/patio areas. Land levels slope gently from the roadside towards the front of the house. Boundaries are marked by timber fencing panels.

For the purposes of planning policy consideration the application site is located within the Green Belt and a Low-risk Coal development area. The site does not form part of any Conservation Area and there are no Listed buildings/structures or protected trees which need considering.

PROPOSAL

A two-storey side and single-storey rear extension. The extensions and internal alterations would provide the occupants with a WC, utility room and an open-plan kitchen/dining/sitting room at ground floor level whilst on the first floor there would be an additional 2 bedrooms, taking the property to a 4 bedroom house. All new brickwork and tiles would match the existing property.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
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
- 9: Promoting sustainable transport
- 12: Achieving well-designed places
- 13: Protecting Green Belt land.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0367 Two-storey side extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date:
Neighbour consultation period ends: 10/12/2021.
Site notice. Expired.

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

Werrington Parish Council: No representations received during the statutory consultation period.

Staffordshire County Council Highways: No objections.

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 Local Plan (policies listed above).

The NPPF requires that Local Planning Authorities should regard the construction of new buildings as inappropriate development unless they comply with one of the 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.'

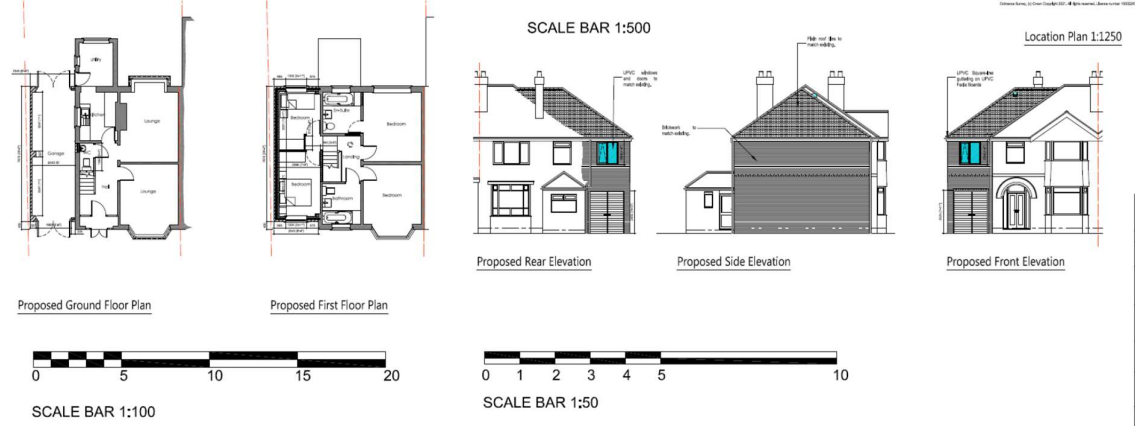
The NPPF states that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.' Consideration is therefore given to whether the proposed extension (together with any previous additions) result in

'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.

It is noted that this property has already benefitted from planning permission for a two-storey side extension under application reference SMD/2021/0367. This permission is extant and the approved plans can be seen below.

Approved under SMD/2021/0367



It is also noted that these approved plans were received following on from officer concern about the original proposal being inappropriate Green Belt development (due to size). The original, and unacceptable, scheme is as per the plan below;

Initial unacceptable proposal.



In order to secure their approval, the applicant(s) simply removed the rear extension from their plans. The rear extension was to span the full width of the dwelling, project 3.937m from the rear wall, have a shallow-pitched roof, overall ridge height of approximately 3.7m and eaves at approximately 2.7m high. The original submission resulted in a proposal that would have increased the floor space by approximately 47%, footprint by approximately 57% and volume by around 67%. The amended scheme (the approved two-storey side extension) resulted in a footprint increase of approximately 33%, a first floor floorspace increase of approximately 37% and total floorspace increase (ground and first floors) of approximately 35%.

The application now being considered proposes less internal floorspace within the side extension in favour of a covered walkway from the front to the rear of the house; the first floor accommodation remains the same. The current application also reinstates a rear extension, albeit this is substantially smaller than the previous proposal. In terms of overall bulk and massing, the currently proposed two-storey side extension is the same as previously approved.

In terms of the principal of development, the main issue here is to consider whether the substantially reduced, and amended design, rear extension tips the proposal into the realms of inappropriate development. In its favour is the fact the rear extension is now only proposed to project 1.688m from the rear wall and has a more simply arranged roof shape and window arrangement. There would be some impact upon openness (by reason of it being there at all), but this addition is not considered to have a detrimental/harmful impact as it would be tucked to the rear of the house and adjacent to the neighbour's larger rear extension. Of significant material consideration however, is the fact that the rear extension (now proposed) is Permitted Development. Together with the fact that there is an extant permission for the side extension (slightly different appearance but matching size/proportions), it is considered that there are material planning reasons why the application should be supported.

Design and visual impact

There are no visual impact concerns. The two-storey extension is modest in size, its proportions and hipped roof enabling it to sit comfortably against the existing house. The proposed use of matching roof tiles and brickwork is welcomed and the lower ridgeline and set-back front wall contribute to the subordinate appearance. The rear extension takes the form of a simple lean-to addition. Proposed matching brick and tiles and well-proportioned windows, ensures that this part of the proposal sits comfortably against the existing house.

There are no wider visual impact or street scene concerns. The application property forms part of a well-established, linear form of residential development. Surrounding dwellings have benefitted from extensions/alterations and support for this application would not see an incongruous development within the street scene or area as a whole.

Neighbour amenity

There are no dwellings to the rear of the application site, therefore the properties to be considered in terms of neighbour amenity are numbers 125 and 129 Ash Bank Road. The potential impact of the two-storey side extension upon number 125 Ash Bank Road has previously been considered and found acceptable during assessment of application SMD/2021/0367. The side extension currently being proposed is no larger than the approved scheme, sits within the same position and does not have any additional window/door openings. The rear extension will not have any impact upon number 125 due to the separation distance and positioning of the properties within their respective plots.

There are no concerns in terms of amenity impact upon the occupant(s) of number 129 Ash Bank Road as they have a rear extension close to the boundary which is larger than the rear extension proposed within this application. Furthermore, it is noted that no letters/emails of representation have been received from neighbours.

Parking

The County Highways officer has assessed the application and raises no objections to it. Whilst the proposal would see the loss of access to the existing garage, the Highways officer states that the drive has sufficient space to provide parking for 3 vehicles which meets the Local Plan parking requirements for a 4 bedroom dwelling. There are no requests for any highways related conditions.

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

It is recommended that, for the reasons outlined above, planning permission is approved subject to conditions, including the removal of some Permitted Development Rights to avoid any future circumvention of Green Belt planning policy.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 13/1/2022.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council