

DELEGATED DECISION REPORT

SMD/2021/0742
Valid 16/11/2021

WOOD VIEW
STANLEY ROAD
STOCKTON BROOK

PROPOSED SINGLE STOREY
REAR EXTENSION FORMING
FAMILY ROOM AND HOME
OFFICE.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Green Belt
- Design
- Neighbour amenity

DESCRIPTION OF SITE

Modern detached two storey brick dwelling of good design reflecting of traditional forms. A similar contemporaneous detached dwelling stands at an angle about 90 degrees round to the south west. The Gables (recent 20thC modern) is a detached dwelling in line with Wood View to its immediate north east. The developments are openly spaced in generous plots.

PROPOSAL

Flat roofed single storey rear addition. The original dwelling is built with a narrow (c.1.2m) single storey lean-to element along c. two thirds to three quarters of the rear elevation. The proposal incorporates this in a flat roofed design with parapet edge eliminating the lean to roof slope. An amended scheme has been submitted to reduce the extent of projection off the two storey wall elevation from 5.7m to 5.2m. Measured from the current rear wall (that of the single storey part) the respective extents are 4.5m reduced to 4.0m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS10 Other Rural Areas Area Strategy
- DC1 Design Considerations
- DC3 Landscape and Settlement Setting
- H1 New Housing Development
- NE1 Biodiversity and Geological Resources
- NE2 Trees, Woodland and Hedgerows
- T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is an extensive history to the land including this site with 7 applications from 2002 to 2013. The existing development was built under:
SMD/2014/0123 Land Adjacent To The Gables, Stanley Road, Stockton Brook – approved 28.04.2014

CONSULTATIONS

Publicity

Site Notice expiry date: 03.02.2022

Neighbour consultation period ends: 07.12.2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Bagnall Parish Council – no objection

OFFICER COMMENTS

Principle of Development

Condition 17 of the SMD/2014/0123 consent removed Part 1 Class A (and B, C, D and E) PD requiring express planning permission first be obtained from the Local Planning Authority for developments in those categories.

In the Green Belt policy SS10 (6) is that strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government Policy.

The NPPF states at paragraph 148 that: "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt."

Government policy is that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt (NPPF 149). However, NPPF paragraphs 149 and 150 set out specific exceptions by which certain forms of development can be considered as being not inappropriate in the Green Belt. One of these exceptions is at NPPF 149 (c) allowing "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 original dwelling has a ground plan area of 97.5m². The addition now proposed would add (8.65 x 4)m equals 34.6m² or 35% to the ground plan. Although a little greater in amount than the guiding threshold commonly observed by this authority of 33% the figure can reasonably be judged not disproportionate.

In the first submitted scheme which would have increased the ground plan by 40% the LPA was very concerned also by the disproportionate design appearance, especially in the proposed western elevation. This has been moderated by the reduced projection of the revised scheme. The impact is also well moderated in that the western elevation is well set back along the rear some 3.5m in from the main two storey gable end.

Design

SMDC design guidance does not encourage flat roofed developments especially on dwellings in traditional environments. There is some possibility of glimpsed public views being possible from the Clewloes Bank / Stanley Road junction close to the Rose and Crown PH. However this would be at distance of some 30m to 50m and with the reduced projection; due to the inseting away from the gable end and helped by strong evergreen hedging to the roadside boundaries it is now judged that the prominence would not be excessive.

The scheme proposes brick to match the existing.

Amenity

In the first scheme there was concern about in terms of facing or partially facing windows, privacy and overlooking in relation to the neighbouring dwelling to the south west (see file photo 353). This arose especially due to the scheme having wrap around full height multi-fold door windows to its westerly and southerly elevation. The revised scheme reduces or moderates this impact by eliminating the corner wrap-around and adopting just a French doors unit in the westerly end.

The separation distance of c.17m is appreciably less than the 22m expected for directly facing principal windows in the Space Around Dwellings guidance but the window elevations are not directly facing. There is also some garden boundary hedging which will filter the connecting views. Views are similar to those obtained

from the existing patio area and it is open to either party to improve this boundary treatment should they feel it necessary.

CONCLUSION / PLANNING BALANCE

There are green belt, design and neighbour amenity considerations with this application. At a 35% plan area increase the green belt impact is judged not disproportionate though border-line. The flat roof design is a compromise but it has also to be borne in mind that had pd rights not been removed this development would ordinarily have been possible under the GPDO(20215).

The stated reason for removing pd rights was:

To enable the Local Planning Authority to control the development and so safeguard the character and visual amenities of the area designated as Green Belt and a landscape character area.

Having found the green belt impact acceptable and having noted in the report that the impact on character and visual amenities of the area – views from near the Rose and Crown the proposal is on balance found acceptable and recommended for approval.

As discussed in the report the neighbour privacy / overlooking is judged acceptable.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank

Recommendation Date: 11.02.2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council