

DELEGATED DECISION REPORT

SMD/2021/0753
Valid 19/11/2021

46 LEEK ROAD
STOCKTON BROOK

TWO-STOREY REAR EXTENSION
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking
- Coal area

DESCRIPTION OF SITE

The application site is a large, semi-detached dwelling known as 46 Leek Road Stockton Brook. The dwelling is located on the southern side of Leek Road and sits within a large, rectangular shaped plot of land and therefore benefits from large amenity and parking areas.

For the purposes of planning policy consideration, the application site is located within the Green Belt and forms part of a Low risk coal development area. The dwelling is not Listed, there are no surrounding Listed buildings or protected trees which need to be considered and the site does not form part of any Conservation Area.

PROPOSAL

A two-storey rear extension which would see the removal of the rear porch. At ground floor, the existing lounge would be extended and a new rear porch formed. At first floor level the occupants would benefit from a third bedroom and ensuite. The extension would take the form of a twin-gable arrangement and have windows with vertical proportions. The application forms states bricks and tiles to match 'best as possible.'

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS9	Smaller Villages Area Strategy
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
- 6: Building a strong, competitive economy
- 9: Promoting sustainable transport
- 12: Achieving well-designed places
- 13: Protecting Green Belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None found.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments: No representations received.

Endon with Stanley Parish Council: No objections.

Severn Trent Water: No representations received.

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 Core Strategy Development Plan (policies listed above). Local Planning Authorities should regard the construction of new buildings as inappropriate development unless they comply with one of the 7 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. Determination of whether the extensions to the dwelling are inappropriate development involves assessment of their design.

Design and visual impact

The proposal would see the demolition of a ground floor porch and the erection of a two-storey, twin-gable extension. The addition would occupy the majority, if not all of the current porch footprint. The application form confirms that proposed bricks and tiles would be a best match to the existing and a condition could secure these details. The use of gables, a lower ridge line and inset side walls are all welcome design features, all contributing to ensuring the extension would read as a subordinate addition to the dwelling.

In terms of Green Belt principles it is clear the dwelling has previously been enlarged. The glazed, rear porch is an addition as well as the flat roof, wrap-around section which enlarges the garage. Historic maps show a building straddling the boundary line in the location where the current garage is shown. It is very likely the current pitched roof section of the garage is the same structure shown on old OS maps due to its apparent age, height and over-lapping boundary positioning. A site visit and review of the plans indicates it is highly likely the garage was attached to the main house as there is a small/narrow section of sloping roof attaching the building to the ground floor, pitched roof kitchen. The sloping roof link is so narrow that there is a good chance it is not clearly reflected on old OS maps. Regardless of whether the garage is or isn't taken as forming part of the original dwelling (for the purposes of Green Belt policies), it is clear that due to the size of the existing dwelling and that of the current proposal, this is not a scheme equating to a disproportionate addition.

There would be very little visual impact beyond the application site itself. The addition may be seen from neighbouring dwellings and there may be some views from the road, but due to it being at the rear of the house, the addition would not be unduly prominent in the street scene. There would be some Green Belt openness impact by the very reason of the dwelling being enlarged. However, the addition is to the rear and as already discussed, would not be visually prominent.

For these reasons it is concluded that the addition is not inappropriate Green Belt development, is of an acceptable design and will not raise any visual impact objections.

Neighbour amenity

There are neighbouring dwellings to each side of the application site and none to the rear. No neighbouring principal windows would be impacted upon. The dwelling to the north-east is a good distance away from the application property. Whilst the neighbour to the other side forms the other half of the block of semi's, the proposed extension would be set well away from the boundary line, with an intervening single storey element and the projection is very limited due to the existing outrigger.

Parking

Support of the application would see the dwelling enlarged from a two, to a three bedroom house. Local Plan parking standards require three bed properties to provide at least 2 parking spaces within the curtilage. In the case of this application there are no concerns regarding compliance. The domestic curtilage is very large and has the potential to accommodate many vehicles. There is an existing drive and access to Leek Road. The application does not propose any alterations to these arrangements.

Coal area

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

That for the reasons outlined above in the report, planning permission is granted subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 14/2/2022.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council