

DELEGATED DECISION REPORT

SMD/2021/0611
Valid 21/09/2021

THE HAYLOFT
LITTLE BLYTHE FARM
LEEK ROAD
WESTON COYNEY

PROPOSED EXTENSION TO
FRONT AND REAR OF
EXISTING DWELLING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Green Belt
- Character and appearance
- Neighbour amenity

DESCRIPTION OF SITE

Single storey building converted into two small dwellings from a former plasterer's store following decision dated 15th February 2017 (DET/2016/0060).

Within Green Belt in rural fringe location 400m from edge of Potteries conurbation and Green Belt boundary. Slightly elevated position seen clearly 50m across field from Roughcote Lane. The application dwelling is the south easterly of the two. The building was previously ancillary to the dwelling at Little Blythe Farm close by to the north but is now separately owned and accessed by a driveway created from Roughcote Lane.

The existing building is finished in render painted or coloured white to just below eaves level and coloured dark grey above.

PROPOSAL

The scheme involves gabled front and rear extensions.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
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

DET/2016/0060 – change of use of existing storage building at Little Blythe Farm to two dwellings – prior notice approved

SMD/2017/0285 – Proposed replacement of existing flat roof with a pitched roof and revised elevational treatment following prior approval – approved

SMD/2021/0375 – Proposed single storey extension to an existing bungalow – approved [this relate to the other of the two dwellings allowed under DET/2016/0060]

CONSULTATIONS

Publicity

Site Notice expiry date: 14th Dec 2021

Neighbour consultation period ends: 13th Oct 2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Caverswall Parish Council – objection on grounds of being over-development of the site and that it would “mask the original architecture of the building”.

OFFICER COMMENTS

Principle of Development

As development approved under GPDO (2015) Schedule 2 Part 3 Class P, permitted development rights are not available under Part 1 Class A (dwelling houses).

Being within the Green Belt, extensions will only be in accord with LP Policy SS10 and the NPPF if they can be considered not to result in disproportionate additions over and above the size of the original building.

The proposed front extension is 2.1m x 5.5m = 11.6m² and the proposed rear extension is 1.2m x 5.3m = 6.4m² giving a combined total of 18m². As a percentage of the total existing original building area (for this dwelling) of 75m² this would equate to a c.24% increase. On this basis, being comfortably under the 30% maximum increase typically regarded as not disproportionate, this proposal can be found acceptable in Green Belt and policy SS10 terms.

It is further to be noted that the LPA recently approved a not dissimilar scheme for the attached adjacent dwelling under SMD/2021/0375 where the increase in plan area was put at 22%.

[If the combined approved and this proposed extension are taken into account together they amount to c.39m² addition to a 162m² overall original building (as approved under the 2016 DET) therefore a c.23% increase.] The earlier scheme decision noted that a dual pitched roof was added post the 2016 DET (SMD/2017/0285) and this was accepted in 2017 as a “modest increase”.

Design

SMD/2021/0375 comprised a twin gabled frontage element. This current application would add a third gabled projection to the main south westerly building front. There would be a gap of about 2m between the proposal and the extension (now under construction) on the neighbouring dwelling. The two can be compared below.



Approved next door scheme SMD/2021/0375



Proposal scheme

The proposal differs in ridge height and materials. The height difference is not seen as problematic but the mixed bag of material finishes is not suitable as it strongly

disrupts the consistency and cohesion of the existing building. In the event of approval a condition should be attached to require the external material finish in “white stucco render” as was approved for SMD/2021/0375 to match the existing building. The proposed use of stone in the publicly less conspicuous or hidden rear extension is not found problematic. These amendments have been discussed with the applicant and he is aware that a condition will be attached to make the variation a requirement.

Amenity

Given the small scale of the proposal, no conflicts with amenity are identified.

CONCLUSION / PLANNING BALANCE

Having been found acceptable in Green Belt terms and acceptable in design subject to a condition to vary the proposed materials so that they match the existing building and approved adjacent front or south westerly facing extensions the application is recommended for approval.

OFFICER RECOMMENDATION : **Approve subject to materials change**

Case Officer: Arne Swithenbank

Recommendation Date: 11.03.2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council