

## DELEGATED DECISION REPORT

**SMD/2022/0020**  
**Valid 14/01/2022**

**135 WILLOW DRIVE**  
**CHEDDLETON**

**SINGLE STOREY REAR**  
**EXTENSION.**

**(FULL - HOUSEHOLDER)**

### MAIN ISSUES

- Appropriateness in the Green Belt
- Design and visual impact
- Neighbouring amenity
- Highway safety

### DESCRIPTION OF SITE

The application site sits at the far end of a newly built residential cul-de-sac within the area of Cheddleton Ward. The site itself sits within the Green Belt. The site comprises of a large detached property setback from the road. There is an associated detached garage and driveway that can accommodate at least 2 cars onsite. The property is made up of brick-built with grey concrete tiles.

### PROPOSAL

Planning permission is sought for a single storey rear extension. The extension will accommodate an enlarged dining room. The extension will project out 4.6m from the original rear wall with a width of 4.6m. The height of the extension will be 3.5m with an eaves height of 2.4m. It features a dual pitched roof and bi-fold doors.

The extension will use materials that match the existing.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS10 Other Rural Areas Area Strategy

DC1 – Design Considerations

T1- Development and Sustainable Transport

#### National Planning Policy Framework

Section 13 – Protecting Greenbelt Land

### SITE HISTORY

|               |                                                    |          |
|---------------|----------------------------------------------------|----------|
| SMD/2004/0531 | Substitution of house types within areas 1D and 3C | Approved |
|---------------|----------------------------------------------------|----------|

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 23/02/22

Neighbour consultation period ends: 08/02/22

### **Public Comments**

Neighbour comments

No representative received

Cheddleton Parish Council Comments

No objection

## **OFFICER COMMENTS**

### **Appropriate development in the Green Belt**

The application site is located in the Green Belt whereby policy SS10 of the Local Plan (2020) and chapter 13 of the NPPF (2019) are applicable. Part (6) of policy SS10 states that strict control will continue to be exercised over inappropriate development within the Green Belt, allowing only for exceptions as defined by Government policy.

Paragraph 149 of the NPPF (2021) states that the construction of new buildings should be regarded as inappropriate in the Green Belt unless it meets an exception. One such exception is (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.

Neither the Local Plan nor the NPPF (2021) provide a definition of what is regarded as being 'disproportionate' for the purposes of Green Belt policy however, previous policy guidance considered a development resulting in a 30% increase in the size of the original building as being acceptable.

The proposal is for the erection of a single storey rear extension. The extension would equate to an increase of 10.2% (84.2cu.m) from the original dwellinghouse (820.7cu.m). The property has not been previously extended. As such, the extension to the property will not exceed the 30% guideline and will not result in a disproportionate addition over and above the size of the original building.

Accordingly, the principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

### **Design**

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

With regards to the impact on the character and appearance of the area, the extension will be to the rear of the property and will not be seen from the public street scene. It is a modest extension that sits in portion with the dwelling. It has a lower ridge height as the host dwelling given its single storey height would remain a subservient addition to the dwelling.

In terms of the fenestration, although large full height doors are proposed on the side and rear elevations this will not be particularly noticeable from the wider area due to the presence of close boarded fencing which surrounds the rear garden. The proposed materials will match the existing dwelling which will be in keeping with the immediate neighbours.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

#### **Impact to neighbouring amenity**

Paragraph 130(f) of the NPPF (2021) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The extension will be positioned next to the neighbour's detached garage at No. 137 Willow Drive and face westwards towards No. 133 Willow Drive which sits 18m from the property and is screened by border fencing that sits on higher terrain than the applicant's property. The extension will feature two bi-fold doors, looking towards the end of the garden and to the west, facing the direction of the neighbour's garden at No. 133. Due to the presence of the close boarded boundary fencing, this will ensure that the privacy of this neighbour is maintained.

It is considered due to the position of the extension and where the bi-fold doors will look onto, there will be no harm to the overall living conditions of the immediate neighbours as there is sufficient distance to not cause any direct views into the neighbour's properties.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

#### **Highway Safety**

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The proposed scheme will not increase the number of bedrooms to the property and there is ample parking to the front for the existing property and as such, the current parking arrangements meet with Staffordshire Moorlands Parking Standards.

This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

#### **Impact on Trees**

The site, and wider area is covered by a TPO, and a large sycamore tree can be found in within the rear garden. The extension would lie outside of the canopy spready and root protection area of this tree, which also sits on raised ground. Accordingly, it is it considered that the extension would not harm the future health of this tree.

## **CONCLUSION**

The proposal would respect the scale and character of the existing dwelling, would not adversely affect the amenities of the neighbouring properties or cause harm to the large tree in the rear garden. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

**OFFICER RECOMMENDATION :     Approve**

**Case Officer: Lisa Li**

**Recommendation Date: 24/02/2022**

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Signed by: Jane Colley Signature

**On behalf of Staffordshire Moorlands District Council**