DELEGATED DECISION REPORT

SMD/2022/0070 **Valid 16/02/2022**	**TEA COTTAGE** **MACCLESFIELD ROAD** **RUSHTON SPENCER**	**DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF GROUND FLOOR REAR EXTENSION TO DWELLING.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

Whether or not the proposal amounts to inappropriate development in the Green Belt
The impact on the character and appearance of the area.
The impact on residential amenity.

DESCRIPTION OF SITE

The site is within the small village of Rushton Spencer and comprises a wide detached two-storey dwelling with render walls and a tiled roof and which faces Macclesfield Road, A523 main road and which is directly opposite the Jim Hallam Range Land Rover garage on the other side of the road to the east. There are dwellings which face Station Lane to the south side of the site. To the north side, a track off the main road runs along the side boundary of the site and the rear boundaries of the Station Lane properties, providing access to the rear of one of them. To the other side of the track further to the north lies open land. The site is in the Green Belt with the Green Belt boundary running along Macclesfield Road.

PROPOSAL

This is a full householder planning application for a flat-roofed single-storey rear extension replacing an existing brick and glass lean-to conservatory and which would have the exact same footprint. The application forms describe the wall finishing materials as being brick and render to match the house. The extension would have a parapet along the roof edge concealing a roof lantern.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 – Other Rural Areas Strategy
DC1 – Design Considerations

NPPF (Revised July 2021)

Sections 12 (Design) and 13 (Green Belts).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 13.4.22
Neighbour consultation period ends: 13.4.22
Press Advert: N/A

Public Comments

A local resident has submitted an email which states “No objection”.

Town / Parish Comments

Support

United Utilities

Rushton Spencer lies within a Nitrate Sensitive Zone, which protects surface watercourses And groundwater quality. It requests that more sustainable methods of surface water drainage from the proposed development be investigated before draining to mains drains.

OFFICER COMMENTS

Policy SS10 requires strict control over inappropriate development in the Green Belt. The enlargement of buildings is exceptionally listed in the NPPF as not being inappropriate providing it would not lead to a disproportionate enlargement in relation to the original building as it stood before any previous extensions. The dwelling has been extended considerably before including two-storey additions. However, the proposed extension would be no larger than the current conservatory to be replaced (which has the same footprint but which is slightly higher) and therefore the proposal would not be deemed to be a further enlargement, or inappropriate development and would have any impact on the openness of the Green Belt.

Although flat-roofed structures are generally contrary to the Council’s Design Guide if the building to be extended has a pitched roof, the extension would not harm the character or appearance of the dwelling as there are already insensitive additions on the rear elevation in the form of other flat roofs and a low-pitch lean to and the current lean-to conservatory also does not harmonise with the dwelling. It’s replacement with the extension proposed would lead to no further harm to the appearance of the dwelling and a render finish (not brick) to match the house would also allow it to blend in better with the rest of the house than the current discordant conservatory and other rear additions. It would not be harmfully prominent from the

main road and is also partly screened with side boundary treatments. The side wall slightly off-set from the side wall of the house would also help it to appear more subservient to the house. It cannot be seen from anywhere else in the public realm and the track down the side of the site, where the extension would be visible, is a small private track serving just one of the rear gardens of the Station Lane properties.

As it would be no closer to the other properties than the existing conservatory and as it would not be larger and would have less glazing, there would be no additional impact on the residential amenities/living conditions of the neighbours.

In view of the comments from United Utilities, as the extension would be unlikely to lead to worse rainwater run-off than the current conservatory, I consider the surface water drainage situation can be dealt with by way of informatives which will encourage the owner to use a sustainable drainage system.

CONCLUSION / PLANNING BALANCE

The proposal would not amount to inappropriate development in the Green Belt having no impact on its openness and would not harm the visual or residential amenities of the area. The proposal would therefore comply with the Local Plan and the government planning guidance in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 13.4.22

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council