

DELEGATED DECISION REPORT

SMD/2021/0740
Valid 15/11/2021

APPLE TREE COTTAGE
SUTHERLAND ROAD
LONGSDON

**PROPOSED DEMOLITION OF
EXISTING CONSERVATORY
AND EXTENSION TO FORM
LARGER LIVING ROOM AT
REAR, REBUILD OF FRONT
PORCH & INTERNAL
ALTERATIONS**

(FULL - MINOR)

MAIN ISSUES

- Design
- Neighbour amenity
- Green Belt

DESCRIPTION OF SITE

Detached late 20thC two storey dwelling with existing conservatory to the rear with dual pitched concrete tiled roof at right angles to the dwelling forming a rear facing gable. Slim brick porch to front with lean-to roof.

PROPOSAL

Larger single storey flat-roofed extension in place of conservatory. Replacement porch to same plan dimensions as existing but formed with dual pitched roof with forward gable and bold timber framework over brick base wall.

Wall materials are proposed as 'brown facing bricks'.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS9 Smaller Villages Area Strategy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
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

85/14490/OLDDC – details of dwelling – approved

85/13960/OLDDC – dwelling / bungalow – approved

CONSULTATIONS

Publicity

Site Notice expiry date: 3rd Feb 2022

Neighbour consultation period ends: 7th Dec 2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Longsdon Parish Council – no objections subject to normal planning guidelines

Staffordshire County Council Highways

No objection. The 3-bedroom property benefits from a garage and driveway. It was noted at the site visit that the property has sufficient off highway parking for a property of this size.

OFFICER COMMENTS

Principle of Development

Development acceptable in principle subject to meeting national Green Belt policy – in this case that it should not result in disproportionate additions over and above the size of the original dwelling. The plan held with 85/14490/OLDDC suggests a conservatory (3m x 6m) was proposed as part of the original dwelling. The present structure is evidently not the same – and smaller in plan area (10m²). Details as to existence or otherwise of Permitted Development rights have not been obtained in relation to this application assessment.

In plan area a porch of the size proposed (2.25m²) would be PD subject to not exceeding 3m in height. This proposal is not PD as it is 3.75m at its highest point.

There is some gradation in levels at the rear but measured from the highest natural ground level adjacent to the building being extended, the proposed structure including roof lantern would be 3.9m and therefore within the permitted maximum of 4m if assessed under PD rights. The maximum projection including box parapet is shown as 3.6m and therefore within the PD limit of 4m.

Even without consideration of PD rights, the now proposed 3.4m x 6m extension would add only c.2m in plan area to that of the original dwelling as approved in 1985 and therefore would not result in disproportionate additions.

Design

It is arguable that a solid timber framed porch is somewhat rustic and at odds with the 1980s brick dwelling though it can perhaps be considered not out of keeping with the rural location more generally. There is an open framed timber porch adjacent at Newlyn House, though this is of a more refined Edwardian style.

The proposed rear extension would be flat roofed which is not favoured in the Council's adopted design guidance. However, incorporation of a pitched roof would be impractical and/or unduly cumbersome – indeed the existing dual pitched conservatory roof with concrete tiles and boarded gable apex seems not entirely well matched. Noting likely PD options and also the 1980's period of the main dwelling a flat roofed single storey extension at the rear may be considered a not inappropriate solution.

A box parapet eaves is shown stated in upvc but without the colour being specified. This is likely to be a prominent feature. An alternative would be to adopt a built brick parapet design in continuation of the wall plain. There are not seen to be strong reasons either way for this building and the proposed overhanging box parapet is judged acceptable. It may however be considered that a recessive colour is required and a charcoal grey should be stipulated unless otherwise agreed in writing. Although cream upvc / coated windows are being used, the contrast of the parapet fascia should not be problematic aesthetically.

A condition should be attached to require the proposed brown facing bricks to match the existing (which the application also describes as 'brown facing bricks') and the tiles to the re-built porch to match the existing.

Amenity

The south facing side elevation would be fully glazed as in effect is the existing structure. There is a potential oblique line of vision to rear facing windows of Newlyn but this latter is well set back and the separation is c. 10m. There is existing intervening shrubbery. There are not judged to be any undue or new conflicts with privacy and the proposal would not be overbearing on the neighbour. The impacts would largely be as existing. The same applies in respect of Beechcroft to the other side.

Highway Safety

Acceptable to SCC Highways therefore no issues to address.

CONCLUSION / PLANNING BALANCE

These proposals are close to PD (porch) or within PD (rear extension). Even if not PD the proposals would meet Green Belt requirements as not result in disproportionate additions. Points of design have been considered in the report but found acceptable without amendment being required. There are no new implications for neighbour living conditions.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 20th April 2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council