

DELEGATED DECISION REPORT

SMD/2021/0614
Valid 27/09/2021

FOXEARH BUNGALOW
LEEK ROAD
MOORVILLE
CELLARHEAD

PROPOSED ALTERATIONS
AND EXTENSION TO
EXISTING BUNGALOW.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Whether the proposal comprises an exception to inappropriate development in the Green Belt.
- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises of a detached bungalow constructed of brick with a hipped roof covered in tiles. The modest scale bungalow is one of two bungalows that sits to the east of Leek Road, setback 40m from the road. It is screened by an agricultural building that appears to have been converted without planning consent for domestic use at the time of visit. The site is surrounded by open countryside and a number of farm complexes that access onto Leek Road.

The application site is located in the North Staffordshire Green Belt.

PROPOSAL

Full planning permission is sought for alterations and extensions to the bungalow. Extensions to the bungalow includes: a first floor with a gable roof, single storey rear extension with balcony together with front and rear dormer. Alterations to the bungalow include the rendering to most of the property, replacement of windows and main door.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

- SS1 Development Principles
- 1a Presumption in Favour of Sustainable Development
- SS2 Settlement Hierarchy
- SS10 Other Rural Areas Strategy
- DC1 Design Considerations
- T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12, 13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1979/0539	Proposed bungalow	Refused 28/08/1979 (Approved at appeal)
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CONSULTATIONS

Publicity

Site Notice expiry date: 18/11/22
Neighbour consultation period ends: 18/10/22
Press Advert: N/A

Public Comments: None

Town / Parish Comments: None.

OFFICER COMMENTS

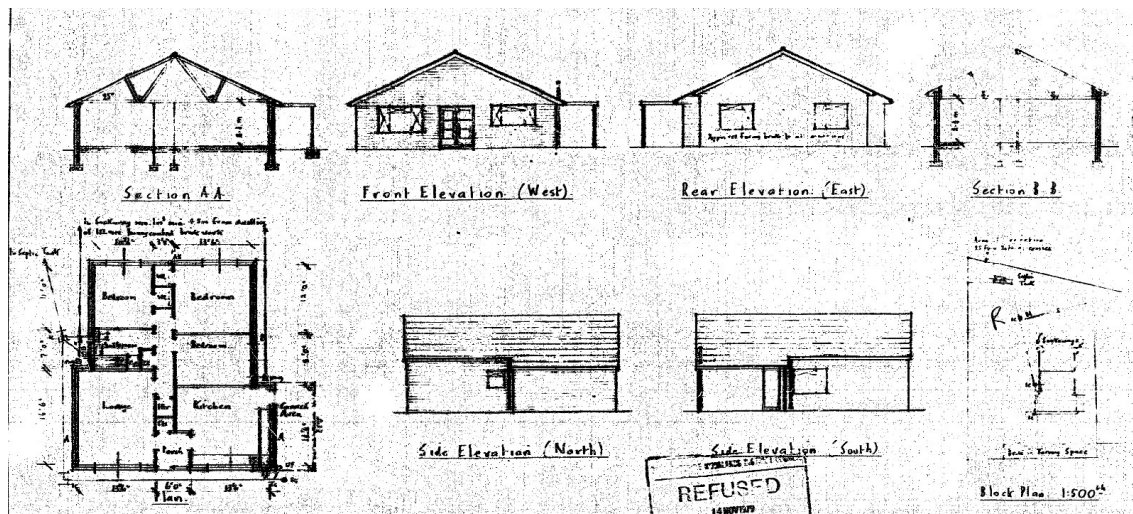
Green Belt

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. 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.

The proposal is for a number of extensions and alterations that will involve substantial rebuild to create a first floor addition with dormers. Paragraph 145 of the NPPF (2020) outlines 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 (2019) 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 proposed extension would equate to an increase in floorspace of 51.3%. According to Council's planning records, the original bungalow was approved as the plan:



It is recognised that the existing elevations is slightly different in its window configuration and main access however, the floor plan appears to be somewhat similar. A garage appears to have been a later addition and the car port area removed.

There were some discrepancies with both the Council's and agent's calculations as the agent considers there to be a difference of 32%; the agent has measured against the original plan. However, due to the age of the plan and lack of clear measurements, the Council has based it's calculations on the existing dwellinghouse and not the measurements of a plan but has used the original elevations as a basis of what has changed over the years.

Taking the above purely statistical figures to one side, it is also important to consider this issue in terms of the layout, scale, bulk and mass of built form relative to the size of the original building. It is considered that the first floor addition and dormers would result in the dwelling being significantly larger in depth and mass of built form compared to that of the original dwelling. The built volume is evident from its proposed additions. Furthermore, the depth and mass will be more visible across open land to the rear albeit, limited visibility from Leek Road.

From this, the extension to the property will therefore it will result in disproportionate additions over and above the size of the original building. The proposal does not accord with Paragraph 143 of the NPPF nor Policy SS10 in the Local Plan.

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.

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The proposed extensions would incorporate a rendered finish and first floor addition which also features dormer windows and balcony. These elements of the design would therefore contrast with the original roof form and facing materials on the existing dwelling. Views of the render applied would be partially screened by the applicant's converted building to the front of Leek Road however, would not be in context with the detached bungalow that sits immediate to the side of the property known as The Warren.

While the Council does consider extensions which do not emulate the style of the original building, the Design SPD stipulates that a more contemporary approach in terms of style and materials will need to provide a more honest recognition of the building's evolution and retain its historic integrity. In this instance, the proposed works overwhelms and hinders the original dwelling by its substantial render, additional 3m height, roof alteration and half of the original walls being removed to incorporate large glazing. The proposed development does not appear to carefully handle or respond to the scale and character of the host dwelling and as such, is contrary to Policy DC1 in the Local Plan.

It is for these reasons that the proposed extensions does not comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Amenity

Policy DC1 seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The dwellinghouse to the north of the application site is 'The Warren', which comprises of a detached bungalow. The neighbouring property has a small side window and door.

When considering the residential amenity at The Warren, the proposed side windows on the first floor serves a bathroom and a bedroom; both windows are small. It is considered that the overlooking issue is compensated by the removal of the existing garage that will create a separation distance of over 13m from elevation to elevation. It is for these reasons that the proposed extension is not considered to have a detrimental effect on the amenity of The Warren. It will comply with policy DC1 of the Local Plan (2020) and the NPPF (2020).

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

The existing dwellinghouse has 2no. bedrooms. The property benefits from off highway parking for over 3 vehicles. The submitted plans show the proposal will increase the property's floor plan from 2 bedrooms to 3 bedrooms. For a property of 3 bedrooms, 2 parking spaces are required. It is demonstrated from on site that the current parking arrangements can accommodate parking for 2 vehicles within the curtilage of the property and therefore meets with Staffordshire Moorlands Parking Standards. As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION / PLANNING BALANCE

The proposed extension will comprise inappropriate development in the Green Belt as it will result in disproportionate additions over and above the size of the original dwellinghouse. It would also significantly harm the character and appearance of the host property. The Framework states that substantial weight should be given to any harm to the Green Belt. Consequently, the very special circumstances necessary to justify the development do not exist. The proposal would therefore be contrary to Policies SS 10, and DC 1 of the Staffordshire Moorlands Local Plan (2020), and guidance contained in the Framework relating to Green Belts.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Lisa Li

Recommendation Date: 10/05/22

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council