

DELEGATED DECISION REPORT

SMD/2022/0003
Valid 07/01/2022

**STONEMOOR ROWNALL
ROAD
WERRINGTON**

**SINGLE STOREY SIDE
EXTENSION TO PROVIDE
SPECIALIST ACCESSIBLE
ACCOMMODATION AND
CONVERSION OF OUTBUILDING
INTO HYDROTHERAPY ROOM.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity;
- Parking;
- Drainage;
- Coal.

DESCRIPTION OF SITE

A detached dwelling sitting within a generously sized plot benefitting from outdoor amenity space, a detached garage and off-road parking. Land levels within the site rise from Rownall Road. The dwelling is elevated from the carriageway and visible from it, however due to the generous separation distance between the front of the house and the roadside boundary, the presence of boundary hedgerows, a stone wall and other planting, the visual impact is softened. The property is sited close to the Werrington Development Boundary.

For the purposes of planning policy consideration, the application site is located within the Green Belt. Records also show the dwelling to be within a low-risk, coal development area. The property is not within any Conservation Area and there are no Listed Buildings/structures or protected trees which need to be considered.

PROPOSAL

Domestic extensions and conversion of the detached garage to provide specialist assisted accommodation. The extensions would be located on the southern side of the dwelling, extending the dwelling in a linear form with projecting gables to the front and rear. The new accommodation would consist of a lounge, wet room, bedroom, carers office, two carers (single) bedrooms, carers kitchen and bathroom. Internal alterations would be made to the layout of the accommodation in the existing house to allow for a corridor link to the new accommodation. The existing house would remain as a three bed dwelling.

The second part of the proposal is for conversion of a garage to provide space for a hydrotherapy pool, therapy, changing and plant rooms.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS10	Other Rural Areas Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands
2. Space About Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2: Achieving sustainable development
- 6: Building a strong, competitive economy
- 9: Promoting sustainable transport
- 12: Achieving well-designed places
- 13: Protecting Green Belt land.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments: One letter of representation received making the following comments;

1. The proposed extensions are very large = an extra 78% in comparison to the plans that were passed in 2016 for my property Hillcrest, the same Planning Officer advised me that she would only grant a property increase of a third of the original property as otherwise it would be too large.

2. I am concerned that as Stonemoor is situated in a lower position to Hillcrest and my property has Dormer Bedroom windows, any night lighting such as flood lights or car park lighting for the Care Staff etc would potentially affect my property/privacy.

3. I have concerns that the proposed Plant room would potentially cause some noise pollution and hopefully anticipate that this area would have sound proofing.

4. I would like it to be noted that the Laurel Hedge to the rear/west of Stonemoor's proposed outbuilding conversion- to a therapy/hydrotherapy space belongs to Hillcrest and as the hedge provides privacy to Hillcrest and is a haven for different types of birds, I would not want any alterations for example, hedge cutting without any discussions with myself.

Factual note regarding point 1 above. The case officer who dealt with the 2016 application at Hillcrest is not the officer dealing with the current scheme at Stonemoor.

Cheddleton Parish Council: Necessity for this change of use may be of a transient nature given the applicant will not always be resident in the property with major alterations to the property.

Severn Trent Water: Comment as follows;

Domestic extension (subject to building over process for 225mm diameter or less)

- May be unmapped transferred public sewers on property
- Please direct your client to our website if required
- <https://www.stwater.co.uk/my-supply/pipes-and-drains/altering-your-property-or-supply/building-over-sewers/>
- or advise that they email us on building.over@severntrent.co.uk so that we can discuss their proposed works with them

Staffordshire County Council Highways: No objections and no recommended conditions.

Environmental Health: Recommend a number of conditions in the event of the application being approved.

OFFICER COMMENTS

Principle of Development

The application site is located within the Green Belt therefore requiring consideration of section 13 of the National Planning Policy Framework (NPPF) and the relevant Green Belt/open countryside policies of the council's adopted Local Plan. Paragraph number 149 of the NPPF states that Local Planning Authorities should regard the construction of new buildings as inappropriate development unless they comply with one of the 7 listed exceptions. One of the exceptions is part 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.' In respect of the garage conversions, NPPF Green Belt policy (para 150) supports the re-use of buildings provided that the buildings are of permanent and substantial construction.

Paragraph 147 (NPPF) states that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.' Consideration is therefore given to whether the proposed extension (together with any previous additions)

results in a 'disproportionate addition' and if so whether there are any very special circumstances to justify the development.

Local Plan policy SS10 confirms support for domestic extensions 'provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.' SS10 continues to state that 'the Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.'

Policy DC1 is a focused design policy where there is a requirement for schemes to be of a high quality and add value to the local area. The policy also requires for proposals to be designed to respect the site and their surroundings and protect the amenity of the area. The council's adopted Supplementary Planning Guidance 'Design Principles for Development' and Supplementary Planning Document 'Staffordshire Moorlands Design Guide' are also relevant considerations.

Design and visual impact

The proposed extension is a large addition. It is clearly not subordinate to the main house simply by its size. It is however not as wide as the existing house and the proposed forwards projecting gable is narrower and less dominant than the existing. The extension would be recessed from the front of the existing bungalow and the proposed use of matching tiles is welcomed. The architect has confirmed that brickwork would be used up to damp proof course level and then the dwelling rendered. A condition could be added to secure colour details of the render before it is applied, as the applicant may decide to render the entire dwelling (once extended), as well as the garage.

There will be wider visual impact from the house extension as it would be seen from the road however the location choice within the plot is acceptable as it would be positioned near to the southern site boundary, which is a visually less imposing part of the site than would be the case with an addition on the northern elevation (which incidentally would impact upon parking provision).

There are no concerns in respect of the garage conversion proposals either in design or wider visual impact terms. Minimal external alterations are proposed and a render finish is shown on the proposed drawings. The render condition referred to above in relation to the house extension would be equally as relevant here as the plans do not mention any new coating on the garage building. The large, solid door openings are to be replaced with full-height, glazed doors, a single rear window is to be blocked up and a pedestrian door on the northern elevation is to be widened and fitted with outwards opening doors. As the garage is currently in situ and no extensions or significant alterations are proposed, it is not considered that this would be harmful to the openness of the Green Belt.

Neighbour amenity

There is no adverse neighbour amenity impact in respect of overlooking or overbearing relationship. The closest dwelling is 'The Bungalow' which is located to the south of the applicants property. There is a good separation distance and boundary planting between the two properties. In addition, there is an outbuilding belonging to The Bungalow, which sits near to its (The Bungalow's) northern boundary, providing further screening and division between the neighbouring houses. There are no overbearing/overlooking issues in respect of 'Hillcrest' to the north-west.

One letter of representation has been received which raises some concerns. The details are outlined within the 'Public Comments' section of the report (above) and have been taken into consideration. The matters concerning the dwelling size increase are discussed elsewhere within this report including the Conclusions/Planning Balance section where the Green Belt

matters are concluded. The council's Environmental Health department have been consulted regarding potential noise from the plant room (within the converted garage). In the event of the application being approved, Environmental Health have recommended a number of conditions which could be imposed if deemed necessary. The application does not propose any floodlighting and any concerns regarding hedge cutting are civil matters.

Parking

There are no proposals to reduce the external, off-road, parking space. It is recognised that the garage conversion will result in parking space loss. The County Highways officer has assessed the application and has not raised any objections to it. It is noted that the proposed extension would increase the number of bedrooms to 6 (two will be for carers accommodation). The Highways officer comments that sufficient space will remain (following extension/conversion) to provide parking provision in accordance with the councils adopted Local Plan where dwellings with 4 or more bedroom require 3 spaces.

Drainage

Severn Trent Water (STW) have not raised any objections to this application. STW comments that there may be unmapped transferred public sewers on property. In the event of planning permission being approved, it is recommended that the weblink and email address provided by STW are added to the decision notice as an informative note.

Coal

Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is reasonable to consider the surrounding area and any coal mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. The Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

CONCLUSION / PLANNING BALANCE

There are no objections to the principle of converting the existing garage building to another use. Alterations to the building would be minimal and openness impact would not be harmed due to no garage extensions proposed. It is clear that the house extension is inappropriate Green Belt development by reason of its size in relation to the existing house. The planning agent has acknowledged this with the Design and Access Statement presenting two reasons why the scheme should be supported on very special circumstances grounds. Firstly the medical needs of the intended occupier and secondly the fall back position regarding permitted development rights.

The Design and Access Statement informs that the scheme has been designed 'in collaboration with Occupational Therapists, Case Managers and the family, it also goes on to demonstrate how the property could be enlarged by using the Permitted Development route. It is accepted that the Permitted Development fall-back position is the strongest material planning consideration which would lend support for the scheme as personal circumstances do not always remain relevant in respect of a dwelling, as the Parish Council have also commented. It is noted that in this case, due to the large domestic curtilage and lack of any Conservation or Listed Building constraints, that sizeable additions could be undertaken without planning consent. Extensions could be added to both sides and the rear which would have greater openness and visual appearance impact than the scheme currently being considered. Furthermore a permitted development route would not allow control of all aspects of the design whereas an application can. Consideration must be given to the likelihood of the fall-back enlargements being undertaken. In this case permitted development extension

(including the Larger Homes Notification procedure) is a realistic prospect, whilst the internal layout may not be ideal for the family, the permitted development rights extensions could provide large spaces for specialist accommodation.

The conversion of the garage is not inappropriate development in accordance with paragraph number 150 of the NPPF. The garage appears to be structurally sound, supported by the fact that the alterations are minimal and generally cosmetic.

There are no other material planning reasons why the application should not be supported. It is recommended that conditions include the removal of domestic Permitted Development Rights and prevention of the new accommodation being split from the main house; this is a Green Belt location where a new build dwelling would not be supported.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 26/5/2022.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council