DELEGATED DECISION REPORT

SMD/2022/0125 **Valid 25/04/2022**	**TOUCHWOOD LAKE ROAD RUDYARD**	**ALTERATIONS IN ROOF SPACE TO FORM ACCOMMODATION AND REAR FACING DORMER.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES
Impact on the Green Belt, character and appearance of the area and the amenity of neighbours

DESCRIPTION OF SITE
The applicant's property is located in the smaller village of Rudyard within the Green Belt. The site lies towards the west side of Lake Road and is within the Rudyard Conservation Area (South Designation) which is also subject to an Article 4 direction.

The existing property consists of a kind of split level bungalow that was built post 1980. The front, roadside elevation has almost two storey presence while the single storey rear presents to the rising garden level. The additional height at the front is built up only to make the ground levels work and does not provide additional floorspace. The bungalow is in a row of four roadside dwellings, densely spaced, that are apparently of a similar age and architecture.

The steeply sloping garden rises up from the rear of the bungalow to the edge of ancient woodland designated as a nature conservation site 'Rudyard Wood'.

PROPOSAL
To enlarge the bungalow by converting the roof space to provide a new master bedroom suite with bathroom and dressing area. The conversion would include the addition of a dormer extension on the rear. The dormer addition would have a wide full height glazing feature within a rear facing gable. The addition would sit toward the left of the elevation, covering roughly half its width. The addition would be built with tiles to match existing and the tiles would clad the dormer cheeks.

The development requires planning permission because Class B of Part 1 of the GPDO, which permits enlargements to a dwelling consisting of an addition to its roof, does not permit such development when the dwelling is located in a conservation area. Otherwise the development proposed here would be permitted.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS9 Smaller Village Strategy
SS10 Presumption in Favour of Sustainable Development
DC1 Design Considerations
DC3 Landscape Character
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
85/14517/OLDDC Site for two dwellings. APPROVED.
86/00792/OLD Details of Bungalow and Garage. Approved

CONSULTATIONS

Publicity
Site Notice expiry date: 20th May 2022
Neighbour consultation period ends: 20th May 2022
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Horton Parish Council: No Objection

OFFICER COMMENTS

Impact on the Green Belt
The site is within the Green Belt where development is inappropriate and, by definition, harmful unless it is provided for by one of the exceptions that appear on the closed lists at paragraphs 149 and 150 of the NPPF. One such exception that might apply here is the extension of a building providing it does not lead to a disproportionate size increase over and above that of the original building.

The original building in this case is the 'as built' dwellinghouse, built in accordance with the 1980s planning permission. It has not been enlarged since that date, save for the addition of a small glazed conservatory on the rear elevation (2.4m by 4.11m). The dormer roof addition would not make any enlargement to the dwelling's footprint and, as such, would not consume areas of undeveloped land.

The dormer addition would add roughly about 30 cubic metres, just a small volume increase to the 'original' form of the large split level bungalow. The combined volume of the existing conservatory addition and the proposed dormer enlargement would not disproportionately increase the size of the original building. The development would be provided for by the identified exception and it would not be inappropriate in the Green Belt therefore.

Where an ‘other rural’ area and ‘smaller village’ coincides with the Green Belt, the Local Plan strategies SS9 and SS10 effectively defers to the tests of the national policy set out in the NPPF. Otherwise, in these locations, the strategy provides, support to householder development to meet housing needs 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.

Design and Impact on the Character and Appearance of the Area
All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council’s Design Guide SPD.

The SPD guidance says that “Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the building’s character (All 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. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help”).

The development would affect only the rear of the property which backs onto steeply sloping garden land and the edge of woodland. The sloping land continues to rise up to Reacliffe Road along its southwestern edge to that extent that the rear of the property is concealed from public view and enclosed. There are no public footpaths that pass through the woodland and Reacliffe Road is high above the property the other side of dense woodland. The rear of the dwelling and the garden is screened from the adjacent dwelling to the north west by high fencing and on the other side the dwellings garden is the other side of a stone wall and shrubbery.

The development therefore, would not impact the wider character and appearance of the area or, specifically, the significance of the conservation area. It would not be prominent or obtrusive and not apparent from public vantage. Nevertheless, the dormer addition would be constructed from matching materials, it would sit proportionately to one side of the roof where it would not dominate the dwelling. The wide gable of the dormer is similar in form to the conservatory below, a conservatory on the rear of the adjacent dwelling, and a dormer feature at the front.

There would be no conflict with Local Plan policy DC1, DC2, DC3 or the design guide.

Impact on Amenity
The applicant’s dwelling is stepped back slightly to the rear of the adjacent dwelling to the north west. However, the side cheek of the dormer addition, that would project no more than 3m froward of the neighbour’s rear elevation, would be over 5m away from the centre of the nearest adjacent first floor window. The dormer would not breach a horizontal 45 degree sightline therefore from the centre of that window and would not harm its outlook. In any event there is high level fencing and shrubbery that provides screening between the two properties.

On the left hand side of the applicant's rear elevation the dormer windows would not give unreasonable overlooking or vantage over the neighbours garden to the south east side.

The development would not unreasonably impact on the amenity and living conditions enjoyed by near neighbours and there would be no conflict with Local Plan Policy DC1 or Space About Dwellings Guidance in these regards.

CONCLUSION / PLANNING BALANCE

The development would not be inappropriate and harmful to the Green Belt. The development would be provided for by an exception listed at paragraph 149 of the NPPF.

The proposal represents good design that would be compliant with the design guide and policy DC1 of the Local Plan. It would create development that is respectful of the original character of the dwelling and that of the neighbours. This would not adversely affect local distinctiveness and the character and appearance of the area.

The development would not adversely affect the amenity enjoyed by neighbouring dwellings and there would be no conflict with policy DC1 of the Local Plan and Council Space About Dwellings guidance.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 20/06/2022

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council