

DELEGATED DECISION REPORT

SMD/2022/0227
Valid 14/04/2022

THE SHIPPON
WOODHOUSE GREEN
RUSHTON SPENCER

SINGLE STOREY PITCHED
ROOF EXTENSION FOR USE
AS A GARDEN ROOM

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Green Belt
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The site comprises of a converted dwelling (former farm out-building) in the centre of the hamlet of Woodhouse Green. Agricultural land bounds the site to the north, east and west. The property is set back from the highway to the east of the site.

The property sits within the Green Belt and Special Landscape Area.

PROPOSAL

Planning permission is sought for a front extension to form a garden room.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations

National Planning Policy Framework
Section 12: Achieving well-designed places

SITE HISTORY

SMD/2013/1103	Installation of 2 no. Flues	Approved
SMD/2021/0801	Change two garage doors to a single door opening by removing the rendered pier	Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 27/05/22

Neighbour consultation period ends: 26/05/22

Press Advert: N/A

Public Comments

Neighbour comments	One neighbour representative received • Support, no objection
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Ruston Parish Comments	No objection
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OFFICER COMMENTS

Principle of Development

Policy SS10 states that strict control will continue to be exercised over inappropriate development within the Green Belt, in accordance with the National Planning Policy Framework (NPPF).

Paragraphs 149 and 150 of the NPPF outline certain forms of development that should be regarded as acceptable development in the Green Belt. This list includes, amongst others: 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.

The Council's benchmark when considering disproportionate additions to an original building in the Green Belt is no more than 30%.

The proposed works comprises of the single storey front extension. When considering the cumulative addition, the proposed works and garage that have been added to the original dwelling equates to an additional volume of 20.8%. Therefore, the additional volume is considered to be proportionate to the original dwelling. The proposed development constitutes appropriate development in the Green Belt, in accordance with policies SS10 and Chapter 13 of the NPPF.

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.

The key characteristics of the property are its stone farm cottage aesthetics such as the low ceiling gable roofs and light coloured- stone brick walls. It is considered that the garden room will emulate the same character and appearance of the dwelling by using the same materials, roof slope and low ceiling height to the original dwelling therefore, deeming it to be visually acceptable.

While it may appear that the extension will add 'clutter' to a somewhat simple building when viewed from the driveway, the focal views of the property are at the top of Woodhouse Green lane and Toft Green Lane; these two views show the side

of the property/ garage and the full length of the property as apart to the garden room which is tuck in between the 'L' of the dwelling. As such, the extension is a modest addition that does not detract from the traditional rural appearance of this farm building.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Impact to neighbouring amenity

Paragraph 130(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The extension will be positioned to the side of the projecting front garage, directly facing the driveway and Ruston House opposite the road which sits on a higher gradient than the applicant's property. It is considered that there will be no harm to the overall living conditions of the immediate neighbours as the proposed development serves a secondary room with no windows. This opinion is backed by the opposite neighbour's support to the scheme.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The application does not propose the addition of any bedroom space and therefore consideration of the Local Plan parking standards is not triggered. It is noted that the rear extension will not reduce the amount of on site parking. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 20/06/22

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council