

DELEGATED DECISION REPORT

SMD/2021/0789
Valid 26/05/2022

114 UTTOXETER ROAD
DRAYCOTT IN THE MOORS

RENDERING TO ALL FOUR
SIDES OF BUNGALOW

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Whether the proposal comprises an exception to inappropriate development in the Green Belt
- Design

DESCRIPTION OF SITE

The proposed site comprises a detached brick and tile dwellinghouse and its associated curtilage, situated in the Checkley ward. Additionally, the proposed site is within an area of greenbelt, where development is more restricted. The site is enclosed by neighbouring dwellinghouses on the West and East. No. 112 Uttoxeter Road is situated to the West of the site and No. 116 Uttoxeter Road is located to the East. A small section of the rear curtilage of The Bungalow, No. 120 Uttoxeter Road is located to the South East of the site. An area of open greenbelt land is located to the South of the site. The Uttoxeter Road highway runs adjacent to the proposed site on the North.

It is noted that a number of properties within the estate have been extended and altered. The street scene is comprised of a varied selection of house types and materials, demonstrating how there is no specific character.

PROPOSAL

The proposed development comprises the rendering of all four sides of the existing brick bungalow. The proposed render used on the walls of the dwelling would be Monocouche render 15 mm with mesh in a very pale grey / off-white colour (pearl grey).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS9 Smaller Villages Areas Strategy

SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places, 13 –
Protecting Greenbelt Land

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2005/0241 – Singel storey rear extension and replacement conservatory
Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 15/07/2022
Neighbour consultation period ends: 29/06/2022
Press Advert: N/A

Public Comments

No public comments were received.

Town / Parish Comments

No comments were received from Draycott Parish Council.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly

and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. A more limited focus on future growth is to be directed to smaller villages, including Draycott In The Moors, only allowing for development of an appropriate nature. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS9, smaller village settlements should only settle for appropriate development which enhances community vitality or that meets a social or economic need of the settlement and its hinterland. The site lies within the smaller village of Draycott In The Moors, where all new development will have the aim of reflecting and enhancing the special character and heritage of the town.

The application site is located in the Open Countryside and Green Belt whereby Policy SS10 of the Local Plan (2020) is applicable. Policy SS10 states that these rural areas will provide only for development that has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

Part (3) of policy SS10 seeks to protect the quality and character of the area and requires all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.

The principle of the development is therefore considered acceptable as it will comply with policy SS10 of the Local Plan (2020), subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design and whether the proposal comprises an exception to inappropriate development in the green belt.

Whether the proposal comprises an exception to inappropriate development in the 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 (2021) are applicable. Part (6) of 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 the rendering of all four walls of the dwellinghouse, which currently have a brick exterior. Paragraph 149 of the NPPF (2021) outlines that the construction of new buildings should be regarded as inappropriate in the Green Belt unless it meets an exception. Paragraph 147 of the NPPF (2019) states that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'. 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.

Rendering the exterior walls of the dwelling would not constitute a disproportionate addition to the dwellinghouse as there would no overall increase in the volume of the dwelling. Therefore, the proposed works will not result in a disproportionate addition over and above the size of the original building, and the development can be deemed appropriate development in the green belt.

It is now necessary to identify whether there is any other harm arising from the proposed development.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that alterations should harmonise with the parent building. The proposed works consist of the rendering of all four external walls of the dwellinghouse, in monocouche pearl grey render.

Materials used for the proposed works would not match those used in the construction of the existing dwelling, however they would be of a similar appearance to those used amongst dwellings in the surrounding area. The surrounding street scene is comprised of different types of dwellinghouses with a variation of external materials, although predominantly being constructed from brick or render. Monocouche render 15 mm with mesh in a very pale grey / off-white colour (pearl grey) would be used on the external walls of the dwellinghouse. Although the surrounding dwellings tend to have cream or off-white exteriors, the proposed render is a very pale grey colour. Despite this, it is considered to be close enough to off-white in colour to mean that it is considered acceptable. Therefore, the material which would be used is considered appropriate in relation to the surrounding street scene. Thus, although the proposed material would not match the existing materials used in the construction of the dwelling itself, it would harmonise with the surrounding street scene, not detracting from the character of the area.

The proposal, by virtue of the use of materials maintains the character of the surrounding area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

There would be no adverse impact on the neighbouring properties.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. The application would have no adverse effect upon neighbour or street scene amenity and the proposal is considered to be acceptable in the context of the surrounding area. Therefore, the proposed works are recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 21/07/2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council