DELEGATED DECISION REPORT

SMD/2022/0367 **Valid 06/07/2022**	**HOLMLEA COTTAGE LEEK ROAD CELLARHEAD**	**SINGLE STOREY REAR EXTENSION WITH FLAT ROOF TO REPLACE EXISTING REAR EXTENSION.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on character and appearance of the area
- Impact on the living conditions/amenity of neighbours

DESCRIPTION OF SITE
The end dwelling in a row of small terraced brick workers cottages. The cottages are to the south east of the larger village of Werrington, within the Green Belt. The rear elevations presents brick to ground floor with half render above. The applicant's dwelling has a brick addition at the rear with a tiled hipped roof. The adjacent dwelling has a large PVc conservatory.

PROPOSAL
To replace a single storey brick addition to the rear of the dwelling with a new flat roof addition that would extend 4.6m from the rear elevation. The addition would be built from brick and the flat roof would include a centrally glazed roof lantern.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None relevant

CONSULTATIONS

Publicity
Site Notice expiry date: 29.07.2022

Neighbour consultation period ends: 29.07.2022
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Werrington Parish Council: Awaited

OFFICER COMMENTS

Principle of Development
The site is in the Green Belt where development is inappropriate unless it is provided for by one of the exceptions at para 149 and 150 of the NPPF. One such exception is the extension of a building provided it does not result in disproportionate size increase over and above that of the original.

The proposed development would add a modest single storey extension to the rear. It would not lead to disproportionate size increase to the original and would not be inappropriate development in the Green Belt.

Local Plan 'Other Rural Area' strategy SS10 otherwise makes provision for well designed householder development to meet the needs of a home owner.

Design and Impact on the Character and Appearance of the Area
Conventional from of householder development to the rear of the dwelling where it would not alter the character and appearance of the dwelling's principal elevation and not be apparent from the road, the closest point of public vantage. The rear backs on to open field – small parcels enclosed by hedgerow belts, there are no public footpaths or clear points of public vantage from the rear. The development would be single storey and subordinate to the original dwelling and be built from a matching brick. The side wall of the addition would be stepped in from the end gable of the house providing clear visual break and respecting the dominance of the dwelling's original elevations. Whilst flats roofs are not considered to be in the interests of good design, in this case and for the above reasons, the development would not form a prominent addition in the landscape.

In these regards the development would be complaint with policy DC1 of the Local Plan and the Council's design guide.

Amenity and Impact on the living conditions of neighbours
The rear addition would extend adjacent to the side wall of a large rear conservatory at the neighbour's property. The side wall is part brick with three glazed panels beyond. The conservatory would be flanked by the blank brick wall of the proposed addition. The addition would block outlook from and light to the conservatory's side panels. However, equally it would prevent the overlooking of the applicant's garden, to which it is currently exposed. The proposed addition would not extend beyond the end near corner of the conservatory and therefore the neighbour's rear outlook from the rear facing glazing panels would not be hampered. Essentially, two equally sized additions

would extend side by side from their respective rear elevations and there would be parity in terms of impacts.

There is no conflict with policy DC1 of the Local Plan in these regards.

The development does not raise any highway safety concerns.

CONCLUSION / PLANNING BALANCE
Acceptable design of modest householder development that would not result in disproportionate size increase or harm to the character and appearance of the original dwelling or the area. Complaint with the NPPF and Local Plan policies listed above.

OFFICER RECOMMENDATION : APPROVE
Case Officer: Ben Hurst
Recommendation Date: 31/08/2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council