

DELEGATED DECISION REPORT

SMD/2022/0441
Valid 05/08/2022

**ROSEDENE, WILLFIELD
LANE, BROWN EDGE,
STAFFORDSHIRE, ST6 8SN**

**TWO STOREY SIDE
EXTENSION WHICH IS
REPLACING THE EXISTING
SINGLE STOREY SIDE
EXTENSION
(FULL - HOUSEHOLDER)**

MAIN ISSUES

- **Principle of Development (Green Belt)**
- **Design Considerations**
- **Impact upon Residential Amenity**
- **Highway Safety**

DESCRIPTION OF SITE

The application site lies within the rural area and within the Green Belt as defined by the Local Plan policies map. The site relates to a semi-detached dwelling which is located within a row of similar properties on the eastern side of Willfield Lane to the south of Brown Edge. The site is a rectilinear plot with garden and outbuilding to rear and off road parking to the front. To the front and rear of the site are agricultural fields.

PROPOSAL

This application proposes the construction of a two storey side extension. The extension would project by 2.16m to the side and have a depth of 7.11m. A 900mm gap will be retained between the development and site boundary. The extension would have an eaves height of 5m to match existing and a ridge height of 7.8m. A half hip roof design is proposed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS10 Other Rural Areas Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

Supplementary Planning Guidance/Documents

Space About Dwellings

Design Principles
Staffordshire Moorlands Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 13: Protecting Green Belt Land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 19/09/22
Neighbour consultation period ends: 19/09/22
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None received

Severn Trent Water

Sewer identified, refer applicant to guidance for building over sewers.

OFFICER COMMENTS

Principle of Development

The application proposes the construction of a two storey side extension to an semi-detached property which lies within the Green Belt as defined by the Local Plan policies map.

Policy SS10 relates to development in the rural areas, including the Green Belt, and allows for extensions provided they are of appropriate scale in the context of the original dwelling. Criterion 6 of Policy SS10 states that development within the Green Belt will only be acceptable where it meets one of the exceptions set out in national policy.

The NPPF identifies that the construction of new buildings within the Green Belt will be considered to be inappropriate development and will only be allowed where it meets one of the exceptions identified within paragraph 149. Paragraph 149 allows

for extensions to an original building, provided they do not result in disproportionate additions to the dwelling as originally constructed.

The original dwelling is that which existing on 1st July 1948 or, if built after that date, as originally constructed. The existing semi-detached dwelling has been largely unaltered with the exception of a modest single storey side projection. This side extension would be demolished and the space incorporated into the proposed side extensions. There is no definition of what constitutes disproportionate additions to a dwelling, and such an assessment is dependent on factors relating to footprint, floorspace, volume and general proportions.

In this instance, it is not considered necessary to go into detailed calculations regarding the uplift of development to the original building. This is because the proposals as presented are modest in width, and include an appropriate set back and set down from the existing ridge. Visually the proposals are clearly proportionate to the original dwelling and do not result in additions which overwhelm the original building in mass or scale.

The proposals are considered to be of an acceptable scale and represent proportionate additions to the original dwelling. The proposals are therefore acceptable in principle within the Green Belt and it is not necessary to consider other matters relating to openness or the purposes of including the land in the Green Belt.

Design Considerations

As set out above the proposed extensions would be modest in width, while the proposals include an acceptable set back and reduction in ridge height. The proposed extensions would therefore appear as subservient additions to the host dwelling.

The scheme includes a half hip roof which replicates that of the existing building and as such is sympathetic in this regard. Amended plans have been received so that the render and corner stone detailing is replicated on the extension. Therefore the appearance of the extension would not cause any undue harm to the character and appearance of the host dwelling.

The application site is located within a row of semi-detached dwellings with side spacing between. The proposed extension would erode some of this existing gap. However it is proposed that a 900mm gap be retained to ensure that the development does not appear as an overdevelopment of the plot width. This would also ensure that terracing effect would not occur should the adjacent property carry out a similar extension at a later date.

With regard to the semi-detached pairing it is noted that the design of the side extension would be different to that approach adopted by Windy Ridge which has a large single storey lean to extension. It is considered that the extension carried out to that property imbalances the semi-detached pairing and it is noted that planning consent was approved for a more appropriate design under SMD/2017/0177 which was not implemented. The proposed extensions are more sympathetic to the semi-

detached pairing. Further, due to the spacing such a large extension could not be replicated at the application site.

Amenity

The proposed extension would not project beyond the front and rear building lines of the existing dwelling. The adjacent property, Hildare, has side facing windows, one of which would face directly towards the proposed extension. It is understood that this window serves a kitchen which is a habitable room. The proposed development would breach spacing standards from this opening, when considered in isolation. Notwithstanding this, the adjacent property has been extended to its rear which includes a further side facing window and conservatory, both of which would not face directly towards the proposed development and also provides additional light to that room.

Given additional openings to the side of this dwelling, including a largely glazed conservatory which would allow for additional light infiltration, it is considered that the relationship between the proposed extension and the kitchen window of the adjacent property is acceptable.

Openings to habitable rooms are located to the front and rear and would not directly face towards surrounding dwellings. No privacy or overlooking issues would therefore arise.

Highway Safety

The proposal would increase the number of bedrooms within the development to 3, plus a very small office room. Assuming the office could be used as a bedroom then a total of 3 parking spaces would be required. However, a more pragmatic approach would be for 2 spaces to be required given the size of the office/4th bedroom. Nonetheless the application dwelling enjoys sufficient parking to the front of the property to provide parking for 3 vehicles.

Other matters

The comments of Severn Trent Water are noted and an informative could be attached to any approval in this regard.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Declan Cleary

Recommendation Date: 22/09/2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council