

DELEGATED DECISION REPORT

SMD/2022/0417 Valid 10/08/2022	1 THE VILLAS UTTOXETER ROAD DRAYCOTT IN THE MOORS	PROPOSED SINGLE STOREY REAR EXTENSION (FULL - HOUSEHOLDER)
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MAIN ISSUES

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

DESCRIPTION OF SITE

The proposed site comprises a semi-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 South-East and West. Krishna Kunj, Uttoxeter Road is situated to the South-East of the site and No. 2 The Villas, Uttoxeter Road is located to the West. The rear curtilage of the site slightly adjoins the rear curtilage of Manor Fields, Uttoxeter Road to the South-West. 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 street scene 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 a single storey rear extension. The proposed extension would allow for the space to create a larger kitchen and dining area to the rear of the dwelling. The proposed extension would project beyond the rear elevation of the dwellinghouse by 3 metres and have a maximum width of approximately 4.50 metres. The maximum height would be approximately 3.88 metres and the maximum eaves height would be 2.24 metres. It would be constructed from materials which would harmonise with the existing dwellinghouse, including brick, plain clay tiles and white uPVC.

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/2019/0180 – Ground and first floor extension to existing dwelling to form enlarged kitchen / diner and two additional bedrooms and bathroom. Refused and dismissed at appeal.

CONSULTATIONS

Publicity

Site Notice expiry date: 05/10/2022
Neighbour consultation period ends: 30/09/2022
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been 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, amenity, highway safety 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 (2019) 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 erection of a single storey rear extension. Paragraph 145 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 143 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.

Neither the Local Plan nor the NPPF (2021) provide a definition of what is regarded as being 'disproportionate' for the purposes of Green Belt policy however, previous policy guidance considered a development resulting in a 30% increase in the size of the original building as being acceptable.

The proposed extension combined with the existing extension would equate to an increase in volume of approximately 38%. Although the extension to the property would exceed the 30% guideline, the Council do not consider that this will result in a disproportionate addition over and above the size of the original building, as it would not largely exceed the guideline.

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 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.

The proposed development is a single storey rear extension to the dwellinghouse. The proposed extension would project beyond the rear elevation of the dwellinghouse by 3 metres and have a maximum width of approximately 4.50 metres. The maximum height would be approximately 3.88 metres and the maximum eaves height would be 2.24 metres. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see

extensions subordinate to the dominance of the original building. Thus, as the proposed extension would be single storey and therefore have an eaves and maximum height lower than the parent building, as well as follow the course of the original dwellinghouse, it would be considered appropriate development in accordance with the Council's Design SPD.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. The surrounding street scene is comprised of a varied selection of house types and materials, demonstrating how there is no specific character to the area. Brick, plain clay tiles and white uPVC would be used in the construction of the proposed extension. Therefore, the materials which would be used are considered appropriate in relation to the existing dwellinghouse, as well as the surrounding street scene. Thus, proposed materials would match the existing materials and harmonise with the surrounding street scene.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

Amenity

Paragraph 130 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is bound by Krishna Kunj, Uttoxeter Road to the South-East and No. 2 The Villas, Uttoxeter Road to the West. The rear curtilage of the site slightly adjoins the rear curtilage of Manor Fields, Uttoxeter Road to the South-West. Thus as there are properties with curtilages which adjoin the site, it becomes important to assess whether the amenity of these neighbours would be compromised. Therefore, amenity impact assessment is essential on the direct neighbouring properties to the South-East, West and South-West sides of the application site.

Consideration has been given to whether the proposed rear extension might be seen to adversely affect the amenity of the neighbours at No. 2 The Villas, Uttoxeter Road. The proposed single storey extension would be within closer proximity to the neighbours at No. 2 The Villas, Uttoxeter Road, thus amenity impact assessment on this neighbour is paramount. Due to the East to West sunlight trajectory, overshadowing on the neighbours at No. 2 The Villas could be caused by the addition of the proposed single storey rear extension in the morning hours. Thus the 45 degree rule has been assessed, between the corner of the proposed extension closest to No. 2 The Villas and the central point of their closest rear fenestration, to ensure that light amenity will not be impacted. It has been established that the 45 degree rule would not be breached. From this observation, it becomes apparent that

the light amenity of No. 2 The Villas would not be adversely impacted by the proposed extension.

Upon assessment of the potential amenity detriment which the proposed extension could bring forth on Krishna Kunj, Uttoxeter Road, it has been established that the proposed rear extension would not create loss of light amenity into the garden or any windows of the neighbour. As the sunlight trajectory travels from East to West, the proposed rear extension could potentially cause overshadowing upon the direct neighbour at Krishna Kunj, Uttoxeter Road during the later hours of the day. Although there could have been potential for loss of sunlight, it has been established that there is a substantial enough amount of distance between the site and the neighbour to mitigate this. Furthermore, the neighbours at Krishna Kunj are positioned at an oblique angle from the site, meaning that a shadow of the proposed extension would not be cast over them.

There would be no side windows on the elevation of the proposed rear extension facing Krishna Kunj, therefore privacy amenity of this neighbour would not be impacted at all in this sense. Although there would be fenestration in the form of a window on the side of the proposed extension which faces No. 2 The Villas, it has been noted that this direct neighbour is positioned behind an approximately 2 metre high section of fencing creating the common boundary, which would block vision between the site and the neighbouring garden. Thus, any adverse impact on the privacy amenity of this neighbour would be mitigated. Thus, no adverse privacy impact would occur upon either of the neighbours.

Although the rear curtilage of the site adjoins the rear curtilage of Manor Fields, Uttoxeter Road, No. 2 The Villas is sandwiched between these dwellings, therefore meaning that this neighbour would take no amenity impact.

Highway Safety

Paragraph 102 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed extension would not increase the number of bedrooms of the dwelling. Therefore, it is clear that no additional parking spaces will be required for the number of people inhabiting the dwellinghouse. Additionally, as the proposed extension would be to the rear of the dwelling, the available off road parking to the front of the dwelling would not be compromised, in compliance with Policy T1.

Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Although the addition of the proposed extension combined with the existing extension would marginally exceed the 30% guideline for cumulative householder extensions in the greenbelt, the Council do not consider that the extension would be a disproportionate addition over and above the size of the original building and would not harm openness. Therefore, the proposed extension is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 05/10/2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council