

DELEGATED DECISION REPORT

SMD/2021/0558
Valid 20/08/2021

3
ROSE AND CROWN
COTTAGES GODLEY LANE
DILHORNE

PROPOSED FIRST FLOOR
REAR EXTENSION TO
COTTAGE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Green Belt
- Impact on visual amenity/design
- Impact on residential amenity
- Highways/Parking

DESCRIPTION OF SITE

The application relates to a semi detached dwelling located in Dilhorne. The property fronts Godley Lane and benefits from a driveway to the side and rear with a private garden to the rear. The application site is located on Green Belt Land.

PROPOSAL

Consent is sought for the erection of a first floor extension above the existing ground floor extension. The extension proposes a rearward projection of approximately 4m and will extend the full width of the dwelling. The extension will form two hipped roofs with a flat roof section in the middle. The extension proposes to be constructed in matching materials.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan Adopted 2020

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport
SS 10 Other Rural Areas Strategy

National Planning Policy Framework

Paragraph 126
Section 13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

1978.06146- Extension to form lounge, study, bathroom and kitchen with two bedrooms over- Approved with Conditions.

CONSULTATIONS

Publicity

Site Notice expiry date: 11/10/2021
Neighbour consultation period ends:13/09/2021
Press Advert: N/A

Public Comments

None received within Consultation Period

Town / Parish Comments

No objection

Severn Trent Water

No objection

OFFICER COMMENTS

Principle of Development

Paragraph 145 of the Framework which states that the construction of new buildings should be regarded as inappropriate in the Green Belt, subject to specific exceptions, including Paragraph 145 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.

The Framework defines an original building as a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally. In this case the application property was subsequently extended in 1978 in the form of an extension to form a lounge, study, bathroom and kitchen with two bedrooms over.

There is no definition of 'disproportionate' in the Framework or the Local Plan, but Paragraph 145 c) of the Framework refers to the size of the building. The starting point is therefore an assessment of the overall increase in the size of the building measured in terms of volume, dimensions and floorspace.

The agent hasn't calculated the proposed volume increase to the original dwelling but is aware of the limit on volume increase that applies to buildings in the Green Belt. The proposed extension would provide a significant increase to the dwelling as it proposes to extend the full width of the dwelling and project beyond the rear wall by approximately 4m. The officer report for the 1978 approval stated that the proposal is to more than double the present accommodation. This statement confirms that this extension provided an increase to floor space and volume of over 100%. When taking account of the existing extensions the cumulative volume increase to the original building would be significantly greater than 30% rule of thumb that the Local Planning Authority seek to allow for buildings in the Green Belt and would constitute disproportionate additions over and above the size of the original building.

Consequently, the proposal would be overly large and a significant increase in the size of the original building.

Design

LP Policy DC 1 states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD.

SMDC Design Guide (SPD) paragraph 5.5 states that all extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to, in terms of size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help.

Paragraph 5.8 states that irrespective of size, however all buildings can reach a threshold point beyond which further extension is just not possible without destroying their character.

Paragraph 126 of the NPPF states the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

In terms of the design of the extension it is considered that the proposed development would result in a significant and sizeable addition to the existing building. The proposed extension will extend the full width of the property and have a rear ward projection of approximately 4m. When viewed from the side and rear the eaves of the extension will be set above the eaves of the existing property and the roof of the extension will dominate the existing roof. The ridge of the extension is set below the main ridge, but this fails to ensure that the extension remains subservient.

Although the extension is to the rear of the property and would not be overly visible from Godley Lane, Policies DC1 and the SM Design Guide (SPD) do not require development to be publicly visible to be harmful to the character and appearance of

the dwelling or wider area. As such it is considered that the rear extension would have a harmful effect upon the character and appearance of the dwelling. It would therefore conflict with Policy DC1 and the SM Design Guide SPD.

Amenity

The application property is a semi detached dwelling and it is considered that the attached neighbour, no 1 Rose and Crown Cottages is the only neighbour that the development has the potential to affect. This neighbour benefits from an existing two storey rear extension. The proposed development would not project beyond the rear wall of this extension and therefore the development would not result in a detrimental loss of light or have an overbearing impact on this neighbour. No windows are proposed to face this neighbour and therefore the development will not result in any detrimental loss of privacy.

Highway Safety

The existing dwelling is three bedroomed and the development would result in the property becoming 4 bedroomed. The property benefits from off street parking to the side and rear that would accommodate three parking spaces. As such the development is considered to have an acceptable impact on highway safety and amenity.

CONCLUSION / PLANNING BALANCE

The application property is located on Green Belt land and the development is considered to result in a disproportionate addition to the original dwelling contrary to the aims of the Local Plan and NPPF.

It is also considered that because of its scale and massing, the development would result in an extension that would dominate the application property and would be seen as a bulky and incongruous addition. Therefore, the requirements for the design of the extension to harmonise with the existing building is not met.

On balance, the substantial weight to be given to Green Belt harm arising from the development, along with the harm to the character and appearance of the area would not be clearly outweighed by other considerations sufficient to demonstrate very special circumstances.

It is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Rebecca Bowers

Recommendation Date: 25.10.2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council