DELEGATED DECISION REPORT

SMD/2022/0411 **Valid 28/09/2022**	**FOXEARTH BUNGALOW, LEEK ROAD, MOORVILLE, CELLARHEAD, STAFFORDSHIRE, ST9 0DG**	**PROPOSED SIDE AND REAR 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 Green Belt as defined by the Local Plan policies map. The application site relates to a detached bungalow of brick and tile construction. The dwelling has a dual pitched roof with attached flat roof garage to the side. The bungalow is one of two dwellings located on the eastern side of Leek Road, set back by approximately 40m. The surrounding area is predominantly fields however there are a number of commercial activities occurring in the area. The dwelling is accessed via a shared drive off Leek Road.

PROPOSAL

This application proposes the construction of a side and rear wraparound extension to the existing property.

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 for Development SPG
Staffordshire Moorlands Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 13: Protecting Green Belt Land
Section 15: Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0614 - Proposed alterations and extension to existing bungalow – Refused – 10/05/22

SMD/1979/0539 - Proposed bungalow – Refused - 28/08/1979 – Allowed at Appeal

CONSULTATIONS

Publicity

Site Notice expiry date: 11/11/22
Neighbour consultation period ends: 25/10/22
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Objection

1. The application site lies within the Green Belt where development is strictly controlled. The proposed extension would amount to a disproportionate addition to the original building consequently reducing openness and comprising inappropriate development within the Green Belt.
2. The proposed side and rear extension would nearly double the footprint of the property and therefore is over development of the site.
3. The property is clearly visible form the road and the proposed extension to the property would make it even more visible.

Severn Trent Water

Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property.

OFFICER COMMENTS

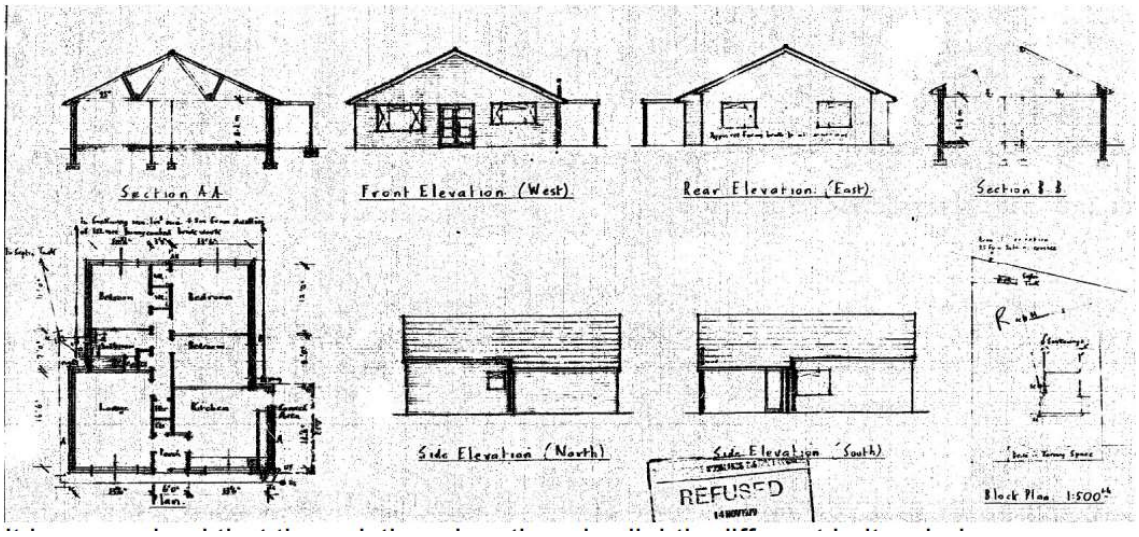
Principle of Development

The application proposes the construction of a single storey wraparound side and rear extension to a detached bungalow 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 dwelling was allowed at appeal following the refusal of a planning application in 1979. The previous planning application which was decided in May 2022, explored what they considered to the original dwelling for the purposes of the Green Belt assessment. With the below plans located:



It is clear that the dwelling which was constructed deviated from those plans allowed at appeal. The previous case officer observed *"A garage appears to have been a later addition and the car port area removed"*. With some lack of clarity over the date of the garage the existing dwelling is likely to be the "original" for the purposes of a Green Belt assessment.

There is no definition of what is considered to be disproportionate and previous planning policy for the area suggested increases of circa 30% as being within the realms of proportionate. Notwithstanding this, proportionality goes beyond just mathematical calculations and should explore also whether the extension visually appears disproportionate.

The existing dwelling has a footprint of approximately 105sqm. The proposal would add approximately an addition 73sqm to the dwelling, resulting in a dwelling with a footprint of 178sqm. This would represent an increase of 70%.

With regard to volume. The existing dwelling has a volume of approximately 302m3. The proposed dwelling as extended would have a volume of approximately 254m3, resulting in a dwelling with a volume of 556m3. This would represent an increase of 84%.

If the flat roof garage were to be found to be a later addition then the increases over the original dwelling would be well in excess of 100%.

From a strictly mathematical test the proposed extensions are considered to represent significant additions to the host dwelling and would be considered to result in disproportionate additions to the original dwelling and as such would not be considered to be an exception to Green Belt policy. In terms of the visual relationship with the host dwelling the proposed extension represents a wraparound extension which consumes two whole elevations with a height that is either the same or marginally lower than the existing roof height, and as such would subsume the original dwelling. Visually, the extension would also appear disproportionate.

Given the disproportionate nature of the proposed development and its overall design, it is considered that the proposals would result in a loss of openness of the Green Belt, both in its visual and spatial contexts. Furthermore, it is also considered that the proposals would conflict with the purposes of including the land within the Green Belt through failing to safeguard the countryside from encroachment.

In accordance with paragraph 147 of the NPPF inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 confirms that substantial weight should be given to any harm to the Green Belt, and that very special circumstances will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

In addition to the harm by reason of inappropriateness, loss of openness and conflict with the purposes of including the land in the Green Belt it is necessary to consider any other planning harm which may arise from the development, before considering whether very special circumstances exist.

Design Considerations

Policy DC1 requires all development to be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. Development should *“be of a high quality and add value to the local area”* and “*be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance”*.

Policy DC3 states that development should protect and where possible enhance local landscape. Development which would lead to a prominent intrusion into the countryside should be resisted, while development which respects and enhances local landscape character should be supported.

The Staffordshire Moorlands Design Guide SPD, at 5.5, states that extensions should harmonise with the parent building. Extensions should respect the dominance of the host property and be subordinate to it by setting the extension back and keeping the eaves and ridge lower than the parent building.

The Design Principles for Development SPG provides further design guidance on extensions (pages 2.4 to 2.8). This states that extensions should be subordinate to the existing building, and that the size and shape of the extension should respect the height and proportions of the existing house. The SPG confirms that the ridge height should be lower than existing, and certainly no higher. The SPG advises that side extensions should be set back.

The previous application on this site, deemed unacceptable, proposed an upwards extension. That proposal would considered to be unacceptable on design grounds by failing to respect the original dwelling. In this instance the development proposes single storey extensions. While these are more low key compared to the refused scheme, the extensions would, as observed above, result in a wraparound extension would result in the side and rear original walls being completely lost.

Furthermore, the proposed two gables with valley. Each of these gables are similar in width to the gable on the original dwelling and the double gabled side elevation would therefore become the dominant elevation on the host property. The proposals therefore would represent an incongruous and dominant addition to the host dwelling.

It is noted that the existing dwelling is not of any particular architectural merit and its current condition is also in need of some uplift visually, however this ought not be through permitting dominant extensions to the detriment of its character.

No general landscape or countryside harm was considered under the previous refusal and as these proposals are of lesser height compared to that refusal, it is not considered that harm to landscape or the rural area would arise.

For the above reasons it is considered that the proposed development would be contrary to Policies SS10 and DC1 of the Local Plan, the Design Principles for Development SPG, the Design Guide SPD, and guidance contained within the NPPF.

Amenity

Policy DC1 requires development to *“protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution”*.

The application site bound to the north by The Warren, however the nature of the proposals and proximity to this dwelling is such that no adverse amenity issues would arise from the proposed development.

It is therefore considered to be in accordance with Policy DC1 of the Local Plan in this regard.

Highway Safety/Impact on PROW Network

Policy DC1 states that development should *"provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use".*

The proposals would increase the number of bedrooms at the property from 2 to 3. Notwithstanding this, there would be adequate off street parking at the site to serve the development.

Green Belt Balance

The proposed development represent inappropriate development, and would result in a loss of openness and conflict with the purposes of including the land in the Green Belt. Substantial weight against the development is attributed to this harm. The development is also of a design which would cause harm to the host dwelling which weighs further against the development.

Any social, economic or environmental benefits of the scheme would be limited, and certainly would not "clearly outweigh" the harm identified. No considerations have been advanced by the applicant.

CONCLUSION

For the reasons detailed in this report, it is considered that the proposed development would fail to 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: REFUSE

Case Officer: Declan Cleary
Recommendation Date: 21/11/2022

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council