

DELEGATED DECISION REPORT

SMD/2022/0163
Valid 29/03/2022

LORETO CLEWLOWS
BANK
STOCKTON BROOK

DEMOLITION OF EXISTING
SINGLE STOREY SIDE
EXTENSIONS AND
REPLACEMENT TWO STOREY
SIDE EXTENSION (AMENDED
DESCRIPTION)

(FULL - HOUSEHOLDER)

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, render and tile dwellinghouse and its associated curtilage, situated in the Bagnall and Stanley ward. The site is not located within the Development Boundary, instead it is on greenbelt land. The dwelling has previously been extended to the rear and side under permitted development, in the form of a single storey side and rear extension. Glenwood, ClewloWS Bank, the adjoining semi-detached dwelling, is situated to the North of the site and Meadow View, ClewloWS Bank is located to the South-East. The rear curtilage of the site adjoins the curtilage of Jacinth, The Avenue to the North-East. The ClewloWS Bank highway runs adjacent to the proposed site on the West.

It is noted that a number of properties within the estate have been extended; however the established character of the original estate has been retained.

PROPOSAL

The proposed development initially comprised a two storey side extension on the South facing side elevation, with a single storey rear extension positioned behind the extension and rear elevation, replacing an existing side and rear extension. However, the single storey rear element of the extension has been removed from the proposal. The proposed two storey side extension would allow for a larger kitchen and dining area, a pantry and a utility / store room on the ground floor and a larger master bedroom and ensuite on the first storey. The proposed two storey side extension would have a length of 6.74 metres across the Southern side elevation of the dwelling and a width of approximately 3.10 metres. The total maximum height of the two storey side extension would be approximately 7.8 metres and the maximum

eaves height is approximately 5.30 metres. It would be constructed from materials which would harmonise with the existing dwellinghouse, including facing brick with white render above, plain clay roof tiles and white UPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS9 Smaller Villages Area 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 Green Belt land

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 23/11/2022
Neighbour consultation period ends: 21/04/2022
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

Bagnall Parish Council have no objections to the proposed development.

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 Stockton Brook, 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).

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 site is located within the Green Belt. Part (6) of Policy SS10 states that the Council will "maintain the Green Belt within Staffordshire Moorlands. Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy."

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 greenbelt.

Whether the proposal comprises an exception to inappropriate development in the greenbelt

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.

Initially, the proposal was for the erection of a two storey side extension and a single storey rear extension. However, the single storey rear extension has since been removed from the proposed plans. Paragraph 145 of the NPPF (2019) 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 (2019) 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.

Despite the fact that the dwellinghouse has been previously extended, the majority of the previous extensions would be demolished before the construction of the new extension. Initially, the proposed two storey side extension and single storey rear extension would have equated to an increase in volume of approximately 66%. This large increase in the volume of the dwelling would have been too excessive and was therefore considered a disproportionate addition over and above the size of the original building, comprising inappropriate development in the greenbelt. Revised plans have since been submitted, removing the single storey rear extension from the proposed plans. The proposed two storey side extension alone would equate to an increase in volume of approximately 43%. 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

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 consists of a two storey side extension.

The proposed extension would extend beyond the Southern side elevation, following the demolition of a single storey side and rear extension. The proposed side extension would have a length of 6.74 metres across the Southern side elevation of the dwelling and a width of approximately 3.10 metres. The total maximum height of the two storey side extension would be approximately 7.8 metres and the maximum eaves height is approximately 5.30 metres. Although a single storey rear extension was originally proposed, it has been removed from the application. 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.

Although the proposed side extension would add a two storey element to the Southern side elevation of the dwelling, the proposed extension would reflect the style of the existing building in terms of the roof course to match the roof course of the side of the dwellinghouse. The eaves and maximum height of the proposed side extension would be set down from the parent building, as well as follow the course of the original dwellinghouse, thus it would be considered appropriate development in accordance with the Council's Design SPD. The two-storey side extension would be set back from the principal elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling.

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. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Facing brick with white render above, plain clay roof tiles and white UPVC would be used in the construction of the proposed extension. Therefore, the materials are considered appropriate in relation to the existing dwellinghouse, as well as the surrounding street scene. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the original estate.

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 127 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 Glenwood, Clewllows Bank to the North and Meadow View, Clewllows Bank to the South-East. The rear curtilage of the site adjoins the rear curtilage of Jacinth, The Avenue to the North-East. Assessment of

amenity impact will therefore be required on the direct neighbouring dwellinghouses to the sides and rear of the site.

The proposed two storey side extension would be located on the Southern side elevation. As the neighbouring dwellinghouse at Glenwood, Clewloes Bank is positioned to the North of the site, the two storey Southern side extension will be tucked behind the host dwelling on the opposite side to the neighbour. Thus, it is clear that the light amenity of the neighbouring dwelling at Glenwood would not be impacted at all. Furthermore, the distance between and positioning of the proposed extension and the neighbouring dwelling would eradicate any minor chance of overshadowing which could be caused as a consequence of the erection of the proposed two storey side extension.

Consideration has been given to whether the proposed side extension might be seen to adversely affect the amenity of the neighbours at Meadow View, Clewloes Bank. A substantial amount of garden space is located between the host dwelling and the neighbouring dwelling at Meadow View. Thus, there is very little chance of the proposed extension casting a shadow over this neighbour. Furthermore, the distance between the proposed extension at the host dwelling and the neighbouring dwelling at Meadow View, Clewloes Bank would alleviate loss of light for them. The neighbours at Meadow View are on a considerably higher ground level to the site, meaning that even a two storey side extension could not detrimentally impact them at all. A large amount of mature soft landscaping creates the boundary treatment between the site and Meadow View, which acts as another barrier to mitigate loss of light and overbearing impacts. From this observation, it becomes apparent that the amenity of Meadow View, Clewloes Bank would not be adversely impacted by the proposed extension.

Due to the large amount of distance between the proposed extension and the neighbouring dwelling to the North-East of the site (Jacinth, The Avenue), their amenity could not be adversely impacted.

There would be no side windows on the two storey side extension which would face the neighbours at Glenmoor, Clewloes Bank, thus their privacy amenity would not be impacted at all. Although a door with glazing in the upper section would be incorporated into the proposed extension, which would face the neighbours at Meadow View, Clewloes Bank, it would be at ground floor level. I note that the neighbour at Meadow View is on a substantially higher ground level than the site, indicating that there would be no overlooking. The glazed area would either face a brick retaining wall to the side of the dwelling, or the large amount of foliage creating the shared boundary between the site and this neighbour. Thus, any loss of privacy for this neighbour would be mitigated. Although a window would be incorporated into the rear elevation of the proposed side extension which would face the neighbours at Jacinth, The Avenue, there is already a large amount of rear fenestration on this elevation of the dwelling. Furthermore, their privacy amenity would not be any more impacted than it already is. Thus, no adverse privacy impact would occur upon either of the neighbours.

There are no dwellinghouses with curtilages which directly adjoin the Western front curtilage of the site, thus no amenity impact will occur here.

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, instead it would increase the size of the master bedroom. 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 side 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. Although the original proposed application for a two storey side extension and a single storey rear extension would have no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, its impact on the greenbelt meant that it was not deemed acceptable under planning policy. The original proposed extensions would have equated to a 66% volume increase of the dwelling, which is considered as a disproportionate addition over and above the size of the original building. Revised plans have since been submitted, removing the single storey rear extension from the proposal, decreasing the total volume of the existing and proposed extensions to 43%. Therefore, the proposed extension is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 23/11/2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

