

DELEGATED DECISION REPORT

SMD/2021/0363
Valid 02/06/2021

LASK EDGE FARM LASK
EDGE ROAD
LASK EDGE
LEEK

THE PROPOSALS INVOLVE THE REFURBISHMENT OF THE EXISTING DWELLING INCLUDING REMOVAL OF THE EXISTING CHIMNEYS AND THE INTRODUCTION OF INTEGRATED SOLAR ON THE ROOF OF THE EXISTING DWELLING AND PROPOSED EXTENSION. THE FENESTRATION, ROOF TRIMS AND GUTTERING WOULD BE REPLACED WITH ALUMINIUM PRODUCTS IN ANTHRACITE GREY (RAL 7016). THE PROPOSED EXTENSION WOULD JOIN ONTO THE SOUTH ELEVATION OF THE DWELLING AND INTEGRATE WITH THE EXISTING EXTENSION. THE PROPOSED EXTENSION WOULD SHARE THE SAME RIDGE HEIGHT AS THE EXISTING EXTENSION, REMAINING SUBSERVIENT TO THE ORIGINAL DWELLING..

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Green belt
- design

DESCRIPTION OF SITE

Lask Edge Farm is a large detached and previously extended 1960s bungalow standing in a c.0.25 hectare corner plot in a rural location in the Green Belt bounded by Lask Edge Road to the east and Leek Lane to the north. It is adjoined by agricultural grassland fields to the south and west. Within the plot to the south east corner is an older cottage – the original farm house or former farm worker's cottage –

approved for use as ancillary family accommodation to the bungalow under planning reference SMD/2014/0229.

An existing garage extension off the southerly end is positioned somewhat forward of the main dwelling with its dual pitched roof at right angles to the line of the main original dwelling and is connected to the dwelling by a vestibule / hall reception.

PROPOSAL

To extend at the rear of the garage and turn the corner to connect with the main house by extending the garage to the rear using the same height, width and roof profile and to take the extension through 90 degrees to connect with the main dwelling.

A revised plan has been submitted (29th July 2021) in response to LPA feedback in order to avoid an awkward roof slope arrangement. In the revision a narrow single storey strip at the rear would have a flat roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SM95-01886 – extension to form garage and conservatory with extended kitchen – approved

SMD/2014/0229 – Change of use for 'The Cottage' to be used as ancillary family accommodation. Also to reinstate chimneys, replace out of character brickwork and add an entrance room.

SMD/2014/0583 – erection of a single storey rear extension to the outbuilding referred to as 'The Cottage' – approved

HNT/2020/0004 – Prior approval for single storey rear extension measuring 8 metres beyond the original dwelling house, 3 metres maximum height and 3 metres to height of eaves – refused – allowed on appeal

HNT/2020/0008 – Proposed single storey rear extension measuring 8m beyond the rear wall of the original dwelling, 2.4m maximum height and 2.4m to height of eaves – permitted

HNT/2021/0001 – The proposal is to place one additional storey onto the dwelling referred to as The Bungalow. Height of the existing dwelling to the roof ridge is 6.72m. Height of the dwelling house once the additional storey is added is 9.33m. – prior notice required and details submitted approved

HNT/2021/0017 – Larger home rear extension, the extension will extend beyond the rear wall of the original dwellinghouse 8m, maximum height of the extension 2.40m, height at the eaves of the extension 2.40m – permitted

SMD/2020/0378 – Proposed Lawful Development Certificate for development under the GPDO 2015, Class A, Class B and Class E – part allowed on appeal

CONSULTATIONS

Publicity

Site Notice expiry date: 13th July 2021

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council – recommend approval subject to non-contravention of the green belt.

Severn Trent Water

Minimal impact on the public sewer system therefore no objections and no requirement for a drainage condition.

OFFICER COMMENTS

Principle of Development

In the rural areas outside of the development boundaries Policy SS10 is that strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government Policy.

Subject to Green Belt requirements Policy SS10 provides for the extension of an existing rural building,

“Allowing extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred”;

SS10 (3) is to Enhance and conserve the quality of the countryside by:
Giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape;

A series of recent planning applications have established some options for permitted development at this property. The applicant has sought to justify the scale of the current proposed extension on basis of ‘very special circumstances’ (NPPF para 148) citing the various confirmed pd options as viable and realistic fall-back schemes.

The plan area of the original dwelling scales from drawing A4 as being 164m². After making an approximate check by measuring against the scale drawing the LPA can accept the applicant’s volume figure of 740m³ for the original building.

In plan area, the proposed extension, taken together with the existing garage extension would in total amount to an additional 126m² or c.99% on the original dwelling.

In volume the existing garage and entrance vestibule extensions are stated by the applicant to be 273m³ and again, approximate calculations by measurement from the scale drawings suggest this figure is likely to be correct. Adding the further extension as now proposed takes this figure to c.500m³. Using the applicant’s stated figures of 273m³ for the pre-existing entrance porch and garage plus 225m³ for the now proposed additional extension would make the total volume of extension 498m³. The LPA’s more loosely calculated figure is 501m³. As a percentage of the original dwelling $498/740 \times 100$ equates to a 67% increase in volume. This would be regarded as inappropriate development and would significantly exceed the exceptions allowed in the Green Belt where extensions are possible only subject to not resulting in disproportionate additions.

From the acknowledged pd options available, one of these would be in the position of the current proposal and would be a side extension confirmed under lawful

certificate application SMD/2020/0378. This element would be 85m² in plan area and 158m³ in volume. Taken together with the existing garage and vestibule (70m²) the combined extension would be 155m². As a percentage of the original dwelling (164m²) this would represent a 94% increase in plan area.

In volume terms this pd option would be 158m³. Added to the retained earlier extension of 273m³ the total with this confirmed pd option would be 431m³ or a 58% increase. In other words this pd option is a potential fall-back in place of this application if it were refused. However, as it is a significantly lesser volume it may not on its own justify the current application. The applicant therefore cites a further pd option confirmed by HNT/2021/0017 for a significant rear extension. The LPA can take this into account but this rear HNT extension is in a different position and could still be carried out in whole or in some part even after completing the current proposal. To address this the applicant has completed a unilateral undertaking (16th August 2022) that if development were commenced following consent under this application (SMD/2021/0363 – if granted), “...the owner covenants not to carry out any works or development under Class A Class AA or Class B of the order [GPDO (2015)] on the land at any time thereafter”. It is also covenanted that if the owner has undertaken any Class A or Class AA development of the dwelling this planning permission will not be implemented.

Design

With the amended plan the scheme can be seen to fit in well with the existing property. The extensive introduction of solar panels is a character change but this would not be prominently visible to the wider area and also needs to be weighed with the desirability of ‘renewable’ energy measures.

The removal of chimneys may in some respects be regrettable but is not judged of significant concern in relation to this building.

The revised scheme suggested by the LPA (case officer) introduces a narrow strip of ground floor flat roof but in a position at the rear where it would not be visible publicly. The improvement to the roof slope angles which it has been judged would have some visibility from public road locations is found here to be a worthwhile ‘trade-off’ for the compromise of the flat roof.

Amenity

With no near neighbours there are no neighbour amenity considerations and the plot would continue to have sufficient outside amenity space.

Highway Safety

No issues arise.

CONCLUSION / PLANNING BALANCE

Whilst this is a moderately substantial scheme which would amount to inappropriate development in the Green Belt, the several pd options verified by the applicant

through a series of earlier applications can be accepted as establishing very special circumstances by way of 'fall-back' which mean the development can be supported. Moreover the application scheme is considerably more suitable in design terms than the pd options. For these reasons approval is recommended.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank

Recommendation Date: 23/11/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council