

DELEGATED DECISION REPORT

SMD/2022/0243
Valid 16/06/2022

246A TREE TOPS PARK
LANE
KNYPERSLEY

PROPOSED SINGLE STOREY
REAR EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development.
- Whether or not the proposal amounts to inappropriate development in the Green Belt
- The impact on visual amenity
- The impact on residential amenity
- Highways

DESCRIPTION OF SITE

The site is on the eastern fringe of Knypersley and is at the end of ribbon development along Park Lane which encroaches into the Green Belt. It comprises a detached dwelling which faces the road to the north. Other dwellings lie to the west side and also on the other side of the road to the north. A track runs along the eastern side boundary and houses, a farm and open fields lie to the other side of this. Open land also lies to the rear to the south. The land slopes downwards towards the west and the dwelling could be described as being “split-level”.

PROPOSAL

Planning permission is sought for a single storey rear extension. It features a flat roof with roof lantern and bi-fold doors. The extension measures 4.9m by 4.49m and measures approximately 3m in height. The extension would provide a sun room.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted Sept 2020)

SS10 Other Rural Areas Area Strategy
DC1 – Design Considerations
T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places
Section 13 – Protecting Greenbelt Land

SITE HISTORY

SMD/1988/1366	Gable end rear roof extension and front dormer window.	approved
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SMD/2017/0733	Proposed demolition of existing ground floor side extension and replaced by a 2 storey side extension	12/01/18 approved
SMD/2018/0505	Proposed extension to form balcony and new detached garage	26/10/18 approved

CONSULTATIONS

Publicity

Site Notice expiry date: 02/08/22

Neighbour consultation period ends: 14/07/22

Press Advert: N/A

Public Comments

No representatives received within consultation period

Town / Parish Comments

No objection subject to neighbour consultation

OFFICER COMMENTS

Principle of development

The proposed development is located within the curtilage of the residential dwelling. It is however also situated outside of the development boundary within designated Green Belt land.

Policy SS10 Other rural Areas Strategy further adds to the criteria on what is allowed within these areas by means of its essential need to be located in the countryside, support for rural diversification and sustainability of the rural areas or which promotes sustainable tourism or enhances the countryside.

Furthermore Policy SS10 states that the Local Plan will aim to 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.

As such the development is acceptable in principle subject to an assessment of its impact on the Green belt, impact on visual amenity and impact on any neighbours.

Impact on Green Belt

Paragraph 143 states that 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved. Paragraph 144 'states 'local authorities should ensure substantial weight is given to any harm to the Green Belt'. Although new buildings are considered to be inappropriate in the green belt, Paragraph 145

states that there are exceptions to this. Paragraphs 145, subsection c is therefore engaged as part of the assessment of the application.

Subsection C States that '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.' There is no definition of disproportionate in the framework however the generally accepted approach is for an assessment on the increased footprint and volume the development would create.

For the purposes of the Framework, the original building is the building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was originally built. A two storey side extension, dormer windows and a balcony have been added to the original property. A detached garage has also been erected within the curtilage of the dwelling. As such the property has been extended in footprint and volume when compared to the original dwelling.

There is no definition of 'disproportionate' in the Framework or the Core Strategy, 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. As a rule of thumb the Local Planning authority seek to limit extensions at 30% volume increase to the original dwelling.

It was previously calculated that the two storey side extension together with the previous roof extensions, would result in a 45% increase in the original floorspace. Since the erection of the two storey extension, a detached triple garage has been erected and a balcony is also approved. The agent has not provided a total floor space or volume increase but it is clear that the property has been further extended beyond this 45% previously referred too. The proposal is to the rear of the two storey side extension and would increase the floor space even further by an additional 22m². When comparing the original dwelling to the existing dwelling the property has already been extended by a significant amount. As such the cumulative floor space increase to the original building would be even more significant 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

Impact on visual amenity

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

In terms of its design the proposed extension would appear subservient to the host dwelling due to ridge height matching the main dwelling and the use of matching materials. However as noted above due to its location in the Green Belt where the fundamental aim is to retain the openness and permanence of the area the proposals would result in an inappropriate encroachment and a disproportionate addition to the original property which is by definition harmful to the greenbelt. As

stated in paragraph 144 of the NPPF substantial weight is given to any harm to the Green Belt.

Impact on neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The neighbour with the most potential to be affected by the development is the neighbour to the south east, Mow View Cottage. This neighbour is approximately 22m south east of the boundary of the application site. As the extension proposed in single storey the development would have minimal impact on this neighbour in terms of loss of light and privacy.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The application does not propose the addition of any bedroom space and nor would rear extension reduce the amount of on site parking. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposed development would result in a disproportionate addition to the original dwelling and is therefore considered to be an inappropriate development in the green belt.

OFFICER RECOMMENDATION : Refuse

Case Officer: Rebecca Bowers

Recommendation Date: 01.12.2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

