DELEGATED DECISION REPORT

SMD/2022/0497 **Valid 08/09/2022**	**THE CROFT** **MOSS HILL** **STOCKTON BROOK**	**DEMOLITION OF EXISTING CONSERVATORY AND PROPOSED SINGLE STOREY REAR EXTENSION WITH INTERNAL ALTERATIONS.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity
- Green Belt

DESCRIPTION OF SITE

The application site is in Stockton Brook village but also within the Green Belt. It is a detached house set in a large plot. It appears to date from the first part of the 20th century. There are neighbouring properties and these have good separation from the application site.

The house is double fronted with a front porch to the front. It has a dual pitch roof in tile and the property is rendered on every elevation with some brick detailing to some cils and below the damp proof course.

To the rear there is greater complexity in the form due to additions made to the property over the years. Additions wrap around the northern side elevation and the rear elevation to the east. To the side a dual pitch addition has been added with a ridge set behind the ridge of the original property, this projects around 3.5m from the side elevation of the original property. There are two projecting gables at the rear. The largest of these has an asymmetric dual pitch roof and projects 4.5m beyond the rear wall of the original house. The smaller gable projects around 4.1m from the rear wall of the original house. The rear wall of the side addition is around 4m from the rear wall of the original house. Within the L shape between the gables a conservatory has been added to the property which projects 3m beyond the rear wall of the gables.

The plot is relatively large and there a field with a downward slope to the rear. The complexity of the roof structure is not apparent from the ground or surrounding area due to the slope of the site.

PROPOSAL

It is proposed to replace the existing conservatory with a flat roof addition. This is proposed to be a lightweight 'garden room' type of structure with large areas of glazing and three lanterns on the roof.

To the rear it is proposed to have sliding doors and glazed full length panels to each side elevation. It is proposed to render the addition to match the existing house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations

National Planning Policy Framework

Sections 12 (Design) and 13 (Green Belts)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Application number	Proposal	Decision	Decision date
SMD/2011/0354	First floor rear extension	Planning Permission Approved	18/05/2011
SMD/2010/0816	First floor rear extension	Planning Permission - Refused (Prior Oct 2013)	12/01/2011
SMD/1992/0209	Domestic extension (revised single storey design)	Planning Permission - Approved (Prior Oct 2013)	01/02/1993
SMD/1992/0909	Two storey side extension	Planning Permission -	22/07/1992

		Refused (Prior Oct 2013)	
SMD/1989/0334	Erection of replacement garage and flat roof to be replaced with pitched roof on existing extension	Planning Permission - Approved (Prior Oct 2013)	15/08/1989
SMD/1987/0438	Widening of existing access	Planning Permission - Approved (Prior Oct 2013)	22/05/1987
SMD/1979/0873	Extension to form lounge and wc with bedroom and shower room over	Planning Permission - Approved (Prior Oct 2013)	12/10/1979

CONSULTATIONS

Publicity

Site Notice expiry date: 16/12/2022
Neighbour consultation period ends: 13/10/2022

Public Comments

None

Town / Parish Comments

None

Staffordshire County Council Highways

None

OFFICER COMMENTS

Principle of Development

The site is in the Green Belt and the NPPF sets out that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

The NPPF resists enlargements of buildings where these are considered to be disproportionate in relation to the original building.

In this case the host building has been extended considerably in the past. However, the current proposal will not cause any greater harm of openness and represents a small increase in massing above the existing conservatory which it would replace. The addition will add 14m2 to the floor area of the house and will reduce the height of the roof from the current conservatory of 3m to the proposed roof height of 2.5m (including lanterns).

The massing within the plot will not make the property appear over developed within the plot or the wider landscape from the front or rear aspects.

The development will not add significantly to the existing massing of the building, and while the original has been extended considerably, the existing building does not appear over extended or over developed. The addition proposed will add a very small amount of additional footprint and will have the benefit of reducing the height from the current conservatory height. The development proposed is lightweight with substantial amounts of glazing which will in this case help to reduce the massing of the property overall. The development proposed will not have an unacceptable impact on the openness of the greenbelt.

Design

Local Plan Policy DC1 requires that all development should be well designed and of a high quality, responding to its environment and challenge of climate change – whilst also contributing to local distinctiveness and sense of place.

Paragraph 130 states amongst other matters that new developments should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

The existing conservatory, in line with many others, does not reflect the design of the host building and is an addition which does not reference the architectural style of the building.

The proposed development is relatively contemporary with a flat roof. Although this form of roof does not reference the existing building, the Staffordshire Moorlands Design Guide does suggest that a more contemporary approach is acceptable in some cases. In this particular case, the form of the building, and the vertical emphasis of the fenestration, reflects the horizontal form and vertical detailing of the host property.

The materials proposed are to match the existing and this will ensure that it references the existing property and harmonises with it.

The addition proposed will have better insulation properties and energy efficiency than the existing conservatory and will have a more sustainable long term future.

Although the addition will have a high degree of glazing and this is not in line with the local building tradition, the addition will present as a more contemporary 'garden room' type of addition. In this case the glazing helps to reduce the massing of the structure and gives the addition a more lightweight appearance.

The materials for the parapet detailing are not specified. The agent has confirmed that it is intended to deliver this in a sandstone which is appropriate in the setting.

The development proposed is in accordance with policy.

Amenity

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 proposed development is set on the rear of the property at the point that is least able to impact neighbours. In addition, the front and rear line of the property are set back from the neighbouring properties negating any potential impacts of overlooking, or loss of light. It is noted that there are a number of outbuildings including a greenhouse and shed to the north west of the dwelling which ensure that the privacy of the neighbour at the Birches are maintained. With respect to the neighbours to the south a mature hedge forms the boundary, and provides a suitable form of screening.

Highway Safety

No additional bedrooms are proposed and no parking will be lost. It is not anticipated that there will be any highway impacts.

CONCLUSION / PLANNING BALANCE

The proposed extension would not amount to inappropriate development in the Green Belt and would not harm the character and appearance of the area. It would comply with the Core Strategy policies and NPPF.

OFFICER RECOMMENDATION :

Case Officer: Arne Swithenbank
Recommendation Date: 19/12/22

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council