DELEGATED DECISION REPORT

SMD/2022/0551 **13/10/2022**	**BEECHES, DALE BANK ROAD, WINNOTHDALE, TEAN, STAFFORDSHIRE, ST10 1RE**	**PROPOSED SINGLE STOREY REAR EXTENSIONS WITH REAR DORMER AND INTERNAL ALTERATIONS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES
Impact on the character and appearance of the host dwelling and area; and the amenity of the residential neighbours.

- Principle of Development
- Design and visual impact
- Neighbour amenity

DESCRIPTION OF SITE
The application site is a brick and tile dormer bungalow, sitting within a large plot of land. Land levels within the site are generally flat with the rear garden gradually sloping towards the rear boundary. The boundaries are marked by hedging. To the front of the house there is a drive/off-road parking area whilst to the rear there is a good-sized garden. The property has previously been extended with a side extension and living space created at first floor with insertion of dormers.

For the purposes of planning policy consideration, the application site is located within the open countryside (not Green Belt) designated for the spatial strategy as an 'other rural area. The site is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL
The application originally proposed to render the whole existing dwelling and extensions – this has been agreed to be deleted from the proposal.

The development for consideration are to add a rear dormer and two single storey extensions to the rear of the property. The dwelling is in need of modernisation and the applicant proposes to reconfigure the layout and flow of the rooms. At first floor the additional dormer will allow for the enlargement of the small family bathroom and enable the realignment of the landing to serve the existing three bedrooms. The ground floor alterations include an orangery that will be accessed from the living room and an extension that will enlarge the kitchen to create an open plan day room living space.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework 2021

Including sections -
2: Achieving sustainable development
6: Building a strong, competitive economy
9: Promoting sustainable transport
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2002/0973 First floor and side extension - Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 11/11/2022
Neighbour consultation period ends: 10/11/2022
Press Advert: N/A

Public Comments
No comments received during the consultation period

Town / Parish Comments
Parish Council: No objections

Severn Trent Water
Severn Trent Water (STW) advise that statutory sewer records show that they have assets within close proximity to the site or its boundary, the landowner is advised to email STW on building.over@severntrent.co.uk so that they can discuss the proposed works.

OFFICER COMMENTS

Principle of Development

Under Local plan strategy SS10 the other rural areas will support development which 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.

The previously approved side extension has been sensitively designed to sit back and remain subordinate allowing the original character of the house to dominate the street frontage. The proposed alterations and extensions are to the rear and therefore will not alter the appearance of the dwelling from the public realm.

The NPPF and Local Plan policy allow for extensions to dwellings in countryside locations 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.

The orangery and kitchen extension, together with the additional dormer, are of an appropriate scale and design for this dwelling. The character of the original dwelling is retained.

It should be noted that a material consideration is that the dwelling retains its permitted development rights, and the fallback could be a 4m (or 8m deep) single storey extension across the rear of the original dwelling. Notwithstanding, the two additions are not permitted development due to the proposed render to the whole house, the kitchen extension not projecting off the rear wall of the “original” dwelling, and extensions eaves height (although with slight amendment the design could be amended to be permitted development).

The extensions and dormer to the rear present no harm visually or spatially to the spirit of the countryside protection policy and all works will be contained within the site boundaries. The dormer is viewed at distance against the backdrop of the massing of the existing house and the ground floor extensions will not be visible from long distant views.

The extension/alterations of this building is considered appropriate as it does not result in disproportionate additions over and above the size of the original building, it is not considered harmful to the countryside location, neighbours, or the character of the original dwelling.

The dormer will be tiled to match the host dwelling. The proposal is to retain the existing brick as the material finish of the existing dwelling and extensions. Whilst the option of a render finish was considered it was judged that although a few white rendered cottages scattered within the vicinity of the site, these were generally older properties and this property has a modern vernacular and the extent of what was proposed would be visually prominent.

The Council's adopted Design Guide SPD states "modern through-coloured acrylic render systems may be acceptable in certain circumstances". In the "Points to Remember" section of Chapter 7 it states" In certain circumstances limited use of render is acceptable" (my emphasis). It is considered in this instance, the extent of the render is not "limited" and would not be acceptable in these circumstances as it would make the dwelling appear unduly prominent within this rural landscape whereas the current brick finish makes it more recessive.

The harm was considered significant enough, and out of character for a dwelling in this countryside location, to warrant refusal. The applicant agreed to a condition that will be imposed requiring the finishing material of the extension to be brick and the render finish not be approved on the host dwelling nor on the extensions.

Amenity
There have been no objections to the proposal. The nearest neighbouring dwelling would be over 80m from the development. No issues of amenity harm would be raised here.

Drainage
There may be a STW assets located within or adjacent to the application site an appropriately worded informative notes can be used to inform the applicant/developer of their responsibilities.

CONCLUSION / PLANNING BALANCE
An acceptable design providing additional living accommodation to meet the needs of modern family living. No harm to character and appearance of the area or residential amenity.

For the reasons outlined above, it is recommended that the application is approved subject to conditions and informative notes.

OFFICER RECOMMENDATION: CONDITIONAL APPROVAL

Case Officer: Pet Twigg
Recommendation Date: 18.1.2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council