

DELEGATED DECISION REPORT

SMD/2022/0547
Valid 25/11/2022

**HILLSIDE COTTAGE OVER
THE HILL
BIDDULPH MOOR**

**2 STOREY SIDE EXTENSION &
BALCONY**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the Green Belt and the character and appearance of the area

DESCRIPTION OF SITE

Hillside Cottage is in the North Staffordshire Green Belt to the north east of the 'larger village' of Biddulph Moor, 100m from its settlement edge as defined by the Local Plan. The dwelling is on the hillside above the town of Biddulph that lies in the valley below, approximately 1km to the west.

The dwelling is surrounded by open field and is accessed via a 60m single track adjoining the narrow rural lane of Over the Hill.

The dwelling appears as a double fronted, gable ended, cottage that faces south west toward open field that falls away in gradient. The gable end or side elevations of the cottage face broadly west and east and it is the side elevation of the cottage that appears at the head of the access track/driveway.

To the rear of the cottage there is a two storey double gable addition joined in the middle with a valley gutter. From the two storey gables at the rear there extends a flat roof porch/utility and garage structure by about 5m and spans the full width of the rear elevation.

PROPOSAL

To enlarge the dwelling with a first floor addition above half of the flat roof single storey structure at the rear. The addition would extend the roof line of the existing two storey gable and then present its own gable turn toward the rest of the flat roof that would then provide and be enclosed as a balcony or roof terrace. The gable turn on the addition would face to the side toward the access drive and the road to the east, it would contain a contemporary full height glazing feature.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives

SS1 Development Principles

SS10 Other Rural Area Strategy

DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

81/09527/OLDDC Two cottages into one dwelling and garage. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 4.01.2023

Neighbour consultation period ends: 4.01.2023

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No Objection. Recommend Approval.

Staffordshire County Council Highways

No Objection

OFFICER COMMENTS

Impact on the Green Belt

Where an 'other rural' area coincides with the Green Belt, the Local Plan strategy SS10 effectively defers to the tests of the national policy set out in the NPPF. While the strategy essentially provides some support in specific circumstances to householder development to meet housing needs, there is nothing in the strategy that overrides the Green Belt policy in the NPPF.

The site is in the Green Belt where development is inappropriate and, by definition, harmful to the Green Belt, unless it is provided for by one of the exceptions that appear on the closed list at paras. 149 and 150 of the NPPF.

One of those exceptions is 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'. Original building means, for the purposes of the NPPF, a building as it existed on 1st July 1948, or if built after 1948, as it was originally built.

The original dwelling is a narrow gabled, double fronted cottage that dates from the 19th Century. It has been extended considerably in the latter half of the 20th Century with a double gabled two storey addition that extends from original rear elevation. There has been further addition extending from the rear, with single storey flat roof outriggers that span the width of the elevation. All of this has made for a very large and expansive rectangular footprint.

The proposal is to compound the size increases already imposed by adding a first floor element above. Overall, the first floor addition would increase the mass, bulk and prominence of the outriggers below, to the rear of the original dwelling. There would be a doubling effect that would be apparent in terms of both footprint and volume. The addition would result in a disproportionately wide and bulky side and rear elevation and what would, when compared to the size of the original, appear as a very large boxy dwelling. The proposal would result in a disproportionate addition over and above the size of the original building and the development would be inappropriate and harmful to the Green Belt.

Any harm to the Green Belt must be attributed substantial weight and planning permission should only be granted if other considerations clearly outweigh that harm.

Design and Impact on the Character and Appearance of the Area

Policy DC1 of the Local Plan requires all development to be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD.

The SPD guidance says that "Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the building's character (All 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. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help".

The side, or east facing, elevation of the dwelling is elevated and relatively prominent when viewed from the access drive or road to the east/south east. From this vantage the application property, at the end of the drive, has a visual arrangement and relationship with the neighbouring cottage in the foreground. Both appear as traditional rural cottages in the countryside. The flat roofed single storey outrigger to the rear is clearly subordinate and its simple form and low profile has a quiet presence that does not appear incongruous or compete with the gables of the cottages. This arrangement of shape and traditional rural architecture make a positive contribution to local distinctiveness and rural character and appearance of the area. There is a clear distinction between the garage/flat roof element and the arrangement of the original dwelling.



The proposal however, would make an addition that would introduce shape and form that would not respect of the dwelling's original simple form, character and scale. The addition would be in a relatively exposed, prominent and elevated location above the road to the south east. The first storey addition would have significant mass and bulk and competing contemporary architectural detailing when compared to that of the original dwelling. The height and mass of the addition would be exposed and dominant in an elevated position, particularly when viewed from the side or driveway. Overall the development would make for an incongruous feature in the landscape and make for a very large and boxy two storey dwelling.

The proposals would fail to reinforce local distinctiveness and be harmful to the character and appearance of the area. In these respects the development would be contrary to policies SS10 and DC1 of the SMDC Local Plan 2020 and the Design Guide 2018 for the area.

Amenity

No issues of harm are raised in respect of the developments impact on the living conditions or amenity of neighbours.

Highway Safety

The property would remain parking standard compliant.

CONCLUSION / PLANNING BALANCE

Inappropriate development that would be harmful, by definition, to the Green Belt. The development is not provided for by any of the exceptions listed at paragraphs 149 and 150 of the NPPF. There are no considerations apparent that would clearly outweigh that harm.

The proposal does not represent good design that would be compliant with the design guide or policy DC1 of the Local Plan. It would create development that is at odds with the original character of the dwelling and that of the neighbours. This would fail to reinforce local distinctiveness and be harmful to the character and appearance of the area.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst

Recommendation Date: 20th January 2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council