

DELEGATED DECISION REPORT

SMD/2022/0587 VALID 24/11/2022	PLATTS NEW HOUSE FARM, LEEK ROAD, WETLEY ROCKS, STAFFORDSHIRE, ST9 0AP	SOUTH WEST FACING RAISING ROOF HEIGHT OF SINGLE STOREY EXTENSION (FULL - HOUSEHOLDER)
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MAIN ISSUES

- **Principle of Development (Green Belt)**
- **Design Considerations**
- **Impact upon Residential Amenity**
- **Highway Safety**

DESCRIPTION OF SITE

The application site lies within the rural area and within the Green Belt as defined by the Local Plan policies map. The site relates to a detached dwelling which is located within a farm complex located on the western side of Leek Road, to the south of Wetley Rocks. The site contains parking to the front and amenity space to the rear.

PROPOSAL

This application initially proposed the construction of an extension from the side elevation and raising of the roof pitch. However, following discussions the scheme has been amended to just seeking to raise the roof height of an existing single storey projection. The height of roof would be raised by 1.2m to match the existing eaves height. The works would facilitate internal reorganising of the property.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS10 Other Rural Areas Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

Supplementary Planning Guidance/Documents

Space About Dwellings
Design Principles
Staffordshire Moorlands Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 13: Protecting Green Belt Land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Various

CONSULTATIONS

Publicity

Site Notice expiry date: 09/01/23
Neighbour consultation period ends: 28/12/22
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None received

Severn Trent Water

No sewers identified

OFFICER COMMENTS

Principle of Development

The application proposes alterations to a detached property which lies within the Green Belt as defined by the Local Plan policies map.

Policy SS10 relates to development in the rural areas, including the Green Belt, and allows for extensions provided they are of appropriate scale in the context of the original dwelling. Criterion 6 of Policy SS10 states that development within the Green Belt will only be acceptable where it meets one of the exceptions set out in national policy.

The NPPF identifies that the construction of new buildings within the Green Belt will be considered to be inappropriate development and will only be allowed where it meets one of the exceptions identified within paragraph 149. Paragraph 149 allows for extensions to an original building, provided they do not result in disproportionate additions to the dwelling as originally constructed.

The original dwelling is that which existing on 1st July 1948 or, if built after that date, as originally constructed. The existing detached dwelling has been extended previously with a large two storey extension to the south. The dwelling has also been

extended to attach to a barn to the west, although there is no planning history for this. The attached stone barn, in turn has also been altered. There is no definition of what constitutes disproportionate additions to a dwelling, and such an assessment is dependent on factors relating to footprint, floorspace, volume and general proportions.

In this instance, the dwelling has been extended in a manner which could be considered to be disproportionate. Consequently, concern with this regard was raised with the scheme as initially proposed, which included additional footprint through a single storey extension. The scheme has subsequently been amended to include the raising of the ridge height of an existing single storey projection which is sited between two two-storey projections.

The proposed alterations increase the height of the extension, to ridge by 1.2m, while the existing eaves height would be maintained. No further footprint is proposed and in this instance the alterations would be wholly contained by the existing two storey side projections. It is considered that these alterations are relatively minor and would not materially alter the proportions of the existing, or original, dwelling. It is acknowledged that spatially there would be some loss of openness, however the degree of loss is mitigated by site circumstances and the extent of the proposals concerned.

Therefore, the proposals are considered to be of an acceptable scale and represent proportionate additions to the original dwelling. The proposals are therefore acceptable in principle within the Green Belt and it is not necessary to consider other matters relating to openness or the purposes of including the land in the Green Belt.

Design Considerations

As set out above the proposed extensions would be modest in scale and solely seek to increase the height, and roof pitch of an existing single storey projection which is positioned in between two two-storey elements. The proposed alterations would create a cat slide roof which connects with the existing two storey roof. The scale and nature of the extensions are such that the existing dwelling would remain dominant and the extensions would remain subservient to the host property.

In design terms, the existing dwelling, as extended includes elements which have long sloping roofs with low eaves, which can be found in the attached converted barn to the rear. The proposed alterations would therefore be sympathetic to the host building in this regard. The scheme also includes the bricking up of the facing elevation with brickwork to the match and the insertion of a smaller opening. Patio doors are also proposed within the two storey extended part of the dwelling. These alterations are minor and would not cause harm to the host building. Therefore the appearance of the extension would not cause any undue harm to the character and appearance of the host dwelling.

Given the siting of the extension, contained by existing built form, there would be no undue harm caused to the character and appearance of the landscape.

Amenity

The application dwelling is detached from other sensitive uses and the modest nature of the proposals is such that there would be no undue impact on the amenity of residential properties near to the site.

Highway Safety

The proposal would result in internal alterations which, in part, increases the size of bedroom No.4. No uplift in bedrooms would arise. In any event the site benefits from sufficient off street parking to meet the demands of the dwelling.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary

Recommendation Date: 17/05/2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council