**DELEGATED DECISION REPORT**

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| **SMD/2022/0637**<br>**Valid 24/05/2023** | **62 FOLD LANE**<br>**BIDDULPH** | **UPWARD REAR EXTENSION TO CREATE A BEDROOM AND EN-SUITE IN THE ROOFSPACE, AND INSERTION OF 2 NO. ROOF LIGHTS TO THE FRONT OF THE PROPERTY.**<br><br>**(FULL - HOUSEHOLDER)** |

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**MAIN ISSUES**

- Impact on the Green Belt
- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

**DESCRIPTION OF SITE**

The application site comprises a detached bungalow constructed of brick with a plain clay tile hipped roof. The dwellinghouse has been extended to the rear with a large, single storey flat roofed extension. The bungalow is set back from the road by a front garden that is paved and utilised as off-street parking.

The application site forms part of a ribbon of development that occupies the northern side of Fold Lane. There are a mix of bungalows, dormer bungalows and two-storey houses along the road. Open fields are located to the rear of the application site and on the opposite side of the road to the front. The application site is located in the North Staffordshire Green Belt.

**PROPOSAL**

This is a revised second attempt application following the refusal of planning application SMD/2021/0381.

Full planning permission is still sought to alter the existing roof from a hip to a gable ridge and increase the height of the roof in order to create an additional bedroom with en-suite within the resulting roof space. In comparison to the previous scheme, the increased ridge height would be almost 0.7m less. However, to compensate, a larger, wider first floor gable would project from the rear roof plane above the existing ground floor flat roof addition.

**RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

**Staffordshire Moorlands Local Plan (Adopted Sept 2020)**

SS1 Development Principles
SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

**National Planning Policy Framework**

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**
SMD/2021/0381 Proposed extension and alteration of bungalow. REFUSED.

**CONSULTATIONS**

**Publicity**
Site Notice expiry date: 10th July 2023
Neighbour consultation period ends: 10th July 2023
Press Advert: N/A

**Public Comments**
None

**Town / Parish Comments**
Biddulph Town Council: Awaited

**OFFICER COMMENTS**
The application site is located in the Green Belt whereby policy SS10 of the Local Plan (2020) and chapter 13 of the NPPF (2021) are applicable. Part (6) of policy SS10 states that strict control will continue to be exercised over inappropriate development within the Green Belt, allowing only for exceptions as defined by Government policy.

The proposal is for the alteration and enlargement of the bungalow by making additions to the size of its existing roof in order to create additional living accommodation within the resulting roof space. In the Green Belt 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 lists at paras 149 and 150 of the NPPF. One such exception 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.

The original bungalow has been previously extended to the rear by a single storey flat roofed extension that extends 6 metres from the original dwellinghouse and occupies the full width of the property. No planning approval is held by the Local Planning Authority for this extension however, aerial photographs indicate that it was in-situ in 2011 and therefore it is immune from enforcement action. The floor space of the original dwellinghouse has therefore been increased by approximately 79%.

With this revised proposal there would be marginally less height increase, but any size reduction here would be made up with the larger rear addition. The revised proposal would disproportionately increase the height, mass and volume above and beyond the size of the original bungalow. The planning officer calculated that the previous

proposal, together with the existing addition, would equate to an 123% floorspace increase. This revised proposal would result in similar increase.

The proposed development would therefore be inappropriate and harmful to the Green Belt. Substantial weight is attributed to any harm to the Green Belt and permission should only be granted if other considerations, amounting to very special circumstances, clearly outweigh the harm to the Green Belt and any other harm resulting from the development.

No Very Special Circumstances have been advanced by the applicant. For these reasons the proposed extension will be contrary to policy SS10 of the Local Plan (2020) and the NPPF.

**Design and impact on the character and appearance of the original host dwelling and the area**

Local Plan Policy DC1 requires development to be of a high quality, designed to add value to the area and to respect the site and its surroundings. New development should respect local distinctiveness and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The Council's Design Guide SPD outlines the Council's expectations in respect of design and states that 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. In respect of alterations it states that 'alterations need to be undertaken with care. Insensitive changes can easily spoil a building…The aim is to revitalise the building without altering its fundamental character'.

The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The original dwelling is one of two small red brick bungalows, both double fronted with pyramid hipped roofs. The bungalows are to the end of a row of much larger dwellings and are positioned to the east of a field gap and the end of an old stone farm building. The bungalows have some parity in terms of scale, design and character. They provide a point of transition between the more agrarian development to the west and the larger dwellings to the east.

Replacing the existing hipped roof with a pitched roof would add significant ridge height and mass and volume to the new gable sides. The new gable walls and roof would be constructed using matching brick and roof tiles. However, the increase in the ridge height of the roof results in a 'top-heavy' design that is out of proportion with the original ground floor of the bungalow. The proposed extension would not harmonise with the original bungalow and its neighbour, it would not be subordinate to the original bungalow in terms of its size and massing. The design and character of the dwelling as altered would not relate well to the dwellings on either side.

There would be harm to the character and appearance of the existing bungalow, its relationship with the neighbouring dwelling and the character and arrangement of other development within the locality. The proposed extension is therefore considered

to have an unacceptable impact on the character and appearance of the area. It is for these reasons that the design of the proposed extension is considered contrary to policy DC1 of the Local Plan (2020) and the NPPF.

**Amenity**
Policy DC1 and paragraph 130(f) of the NPPF (2021) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

To the east of the application site is a detached dormer bungalow, No. 60 Fold Lane. 3no. dormer windows are positioned within the western roof slope that face towards the application site. The Planning Officer visited the neighbouring property and can confirm that the central dormer window is the only window that serves a bedroom/study. The dormer windows positioned towards the front and rear of the roof slope are secondary windows to bedrooms that are also served by an additional principal window within the front and rear gable ends.

With the previous scheme the planning officer found issue with the introduction of the brick gable apex to the side wall and its proximity to a study/bedroom dormer window to the side of the dwelling at no. 60 to the east. The reduction to the proposed ridge height would reduce the imposition and size of the apex/gable side wall that would appear to the front of that window. Measured on stat map the distance from the window to the position of the proposed side wall would be approx 5m (twice the distance that was referred to by the planning officer considering the previous application). Moreover, these windows in the side facing roof slope of the neighbour's property appear to have been latter additions approved in 2005. The neighbour positioned the windows in these locations through choice and they rather inconsiderately overlook much of the applicant's property and appear rather imposing and overbearing from the applicants side. I do not find unreasonable harm in the relationship between the development and the neighbour's first floor side facing windows.

To the west of the application site is a detached bungalow, No. 64 Fold Lane. No windows are located in the side elevation of No. 64 that face towards the application site and the proposed roof alteration would comply with the 45-degree guideline. The apex window in the proposed addition to the rear roof plain would afford views over the rear garden of No. 64. However, these views will be oblique and No. 64 has a large rear garden and therefore it is not considered that the proposed dormer window would significantly affect the privacy of this property. It is therefore considered that the proposed extension would not adversely affect the amenity of No. 64 Fold Lane. No dwellinghouses are located to the front or rear of the application site.

**Highway Safety**
Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves. The existing bungalow has 2no. bedrooms. The proposed roof alteration would result in the creation of a third bedroom. In respect of the Parking Standards contained at Appendix 2 of the Local Plan (2020), 2no. off-street parking spaces are required to serve a 3 bedroom dwellinghouse.

The front garden of the bungalow has been paved to create an area of off-street parking. Sufficient space exists for the parking of the 2no. vehicles within the front

garden, in compliance with the Parking Standards.

It is therefore not considered that the proposed extension will have a detrimental effect on highway safety. The development will therefore comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2021).

**CONCLUSION / PLANNING BALANCE**

The development would be inappropriate and, by definition, harmful to the Green Belt because it would disproportionately increase the size over and above that of the original dwellinghouse and therefore, not be provided for by the exception at para 149 of the NPPF. There would also be harm to the character and appearance of the host dwelling and the area, by reason of a design that would appear overly prominent and relate poorly to the existing dwellings and its neighbours. There would be conflict with Local Plan policy SS10 and DC1 in those regards. There are no considerations that would amount to very special circumstances and clearly outweigh the harm to the Green Belt and the other harms resulting from the development.

**OFFICER RECOMMENDATION : REFUSE**

**Case Officer: Ben Hurst**
**Recommendation Date: 19/07/2023**

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Signed by: Jane Colley Signature

**On behalf of Staffordshire Moorlands District Council**