

## DELEGATED DECISION REPORT

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**SMD/2023/0183**  
**Valid 13/04/2023**

**FOXEARH BUNGALOW LEEK**  
**ROAD**  
**MOORVILLE**  
**CELLARHEAD**

**INCREASE ROOF HEIGHT.**  
**ADDITIONAL ENTRANCE PORCH**  
**AND APPLY MONOCOUCHE**  
**RENDER TO ALL ELEVATIONS**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- Principle of development (including property history).
- Design
- Neighbour amenity
- Coal development area (low-risk)

### DESCRIPTION OF SITE

A detached, brick and tile, gable ended bungalow sat within a good sized parcel of land on the eastern side of Leek Road Cellarhead. There is a neighbouring dwelling to the north and some sporadic development to the south and west. There is off-road parking/turning space, a garden and open fields to the rear. At the time of the site visit building works had commenced at the side and rear of the house, implementing an approved certificate of lawfulness application (SMD/2022/0647).

For the purposes of planning policy consideration the application site is located within the Green Belt and is within a low-risk coal development area. The site is not within any Conservation Area and there are no protected trees or listed buildings/structures which need to be considered.

### PROPOSAL

The application is to increase the height of a roof, amend fenestration, build a porch and to render all elevations of the dwelling.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Staffordshire Moorlands Local Plan

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

Appendix 2    Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

#### Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

#### National Planning Policy Framework

Including sections;

2. Achieving sustainable development
6. Building a strong, competitive economy
9. Promoting sustainable transport
12. Achieving well-designed places
13. Protecting Green Belt land

#### **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

|               |                                                                                               |
|---------------|-----------------------------------------------------------------------------------------------|
| SMD/2022/0647 | Certificate of lawful development for proposed single storey extensions. Approved. Is lawful. |
| SMD/2022/0411 | Proposed side and rear extension. Refused.                                                    |
| SMD/2021/0614 | Proposed alterations and extension to existing bungalow. Refused.                             |

#### **CONSULTATIONS**

##### Publicity

Site Notice expiry date: Expired.  
Neighbour consultation period. Expired.

Public Comments: No representations received during the statutory consultation period.

Caverswall Parish Council: Objection for the following reasons;

1. The application site lies within the Green Belt where development is strictly controlled. The proposed extension would amount to a disproportionate addition to the original building consequently reducing openness and comprising inappropriate development within the Green Belt.
2. The proposed side and rear extension would nearly double the footprint of the property and therefore is over development of the site.
3. The property is clearly visible from the road and the proposed extension to the property would make it even more visible.

4. Two previous applications were previously refused permission - 2022/0411 and 2021/0614 - the reasons they were refused have not changed and therefore we can see no reasons why this application should not also be refused permission.

Severn Trent Water: Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property. However, due to a change in Legislation that came into force October 2011, there could be unmapped assets on the property that will enjoy the same protection as all our mapped assets.

Protective strips:

- 100mm to 225mm diameter sewers - 3m either side of the pipe, thus providing 6m protection zone across the diameter of the pipe.
- 300mm to 999mm diameter sewers - 5m either side of the pipe and providing 10m protective strip, across the diameter of the pipe.
- Any sewers greater than 999mm diameter, enjoy a protective strip of 7.5m either side of the pipe (15m across the diameter).

Further information about the transfer, along with guidance to determine whether they're served by a public sewer can be found on our website: <https://www.stwater.co.uk/my-supply/waste-water/looking-after-your-sewers/sewerpipe-responsibility/>

If your client believes they're served by an unmapped public sewer, please advise them to contact us for further guidance on this matter.

## **OFFICER COMMENTS**

### Principle of Development and Design

The application site is located within the Green Belt, on the outskirts of Cellarhead. National Planning Policy states that Local Planning Authorities should regard the construction of new buildings as inappropriate development unless the proposal falls within one of the listed exceptions. One of the 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.' Local Planning policy also supports domestic extension development within rural areas, stating that there is allowance for 'extensions or additional domestic outbuildings to existing dwellings 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.'

It is important to note here that a certificate of proposed lawfulness has been approved and the works implemented, this was confirmed during the officer site visit that development had commenced. The matter to consider here is whether or not the works, above and beyond what were approved within the lawful certificate application, render the development unacceptable in Green Belt terms.

After a series of refused applications for domestic extensions (Green Belt), the following scheme is what was secured via the Certificate of Proposed Lawful development route.



There are no concerns in respect of the fenestration alterations, they appear to be reasonable and have presumably been amended following further consideration of the internal space and its useability.

The porch is a small addition at the side of the house which would not result in any harmful open countryside encroachment. The porch adds a centrally positioned feature within what would otherwise be a very wide gable end wall. The main enlargement would be in the form of lifting the ridge heights of the side and rear extensions to match the height of the existing bungalow. The current approval (certificate of lawfulness - implemented) is for the rear extension roof to extend to 3.835m and the side extension to have an overall height of 3.95m. The application now submitted would see the ridge height increased to the level of the existing roof, approximately 4.2m high. It is noted that this alteration would see the loss of the subordinate roof ridge arrangement, however these are relatively minor height increases and would not really have a significant impact upon the design of the dwelling. When viewed from the front elevation, the side extension has a roof ridge at a 90 degree angle to the original roof. The side extension roof plane slopes away from the front facing gable, therefore the subordinate roof ridge is not so necessary as the addition is set back anyway, it has a secondary appearance. The roof arrangement at the rear of the dwelling is not concerning. The extension is away from any roadside views and is not problematic in terms of its relationship with the existing house.

Overall, therefore, it is considered that the additional volume which would be created by the additional roof height and porch would not be a material increase over and above the PD fall-back and that any additional harm to the Green Belt in terms of openness would be negligible. The proposed changes are also considered to be acceptable in design terms and in keeping with the character of the existing bungalow.

The main and most noticeable change is the proposal to have rendered external walls rather than the brick walls approved under the certificate of lawfulness. Matching brickwork was necessary within the Lawful development certificate application as it is one of the conditions which must be met within the Class A provisions. Works have commenced with facing brickwork used. There are no real concerns about the use of render in this location. It would not have any impact on the openness of the Green Belt. The dwelling is fairly well screened from roadside view and the fall back position is that the applicant constructs the approved scheme and returns with an application for external rendering. There are no material reasons why render should not be supported here. The dwelling does not have any historic merit and nor does it sit within any Conservation Area or listed building setting. The overall design is acceptable.

#### Neighbour amenity

No neighbour amenity issues. The alterations would not result in any unacceptable levels of overlooking or overbearing.

#### Coal

The application site is within a low-risk coal development area. Latest advice contained on the Gov.uk website is that 'If you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the LPA' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

## CONCLUSION / PLANNING BALANCE

It is concluded that the alterations to the roof heights, addition of the porch, use of render and fenestration alterations are acceptable in terms of design, visual impact, neighbour amenity and Green Belt policy. Conditional approval is recommended.

**OFFICER RECOMMENDATION :** Conditional approval.

**Case Officer:** Lisa Jackson

**Recommendation Date:** 03/08/2023.

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**