

DELEGATED DECISION REPORT

SMD/2023/0265
Valid 12/06/2023

HEAKLEY 68 HIGH LANE
BROWN EDGE

SINGLE STOREY REAR
EXTENSION AND INTERNAL
MODIFICATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- ☐ Principle of development;
- ☐ Green Belt.
- ☐ Design and visual impact;
- ☐ Neighbour amenity.
- ☐ Parking.

DESCRIPTION OF SITE

The application site is a detached suburban bungalow part of the settlement of Brown Edge but outside its development boundary. The dwelling fronts on to the road and the site is generally level. the application property is located in the middle of ribbon development following the road and is in a row of dwellings. The application site has off-road parking facilities.

The road it is located on is one of considerable variation of dwelling types and design.

PROPOSAL

Planning permission is sought for a rear extension of the bungalow. The ridge height of the building will not increase. The rear extension will be the whole width of the property. At present both front and rear roof pitched have the same pitch, with the revised design the roof pitch at the rear will be significantly shallowed. At the rear a the extension will project a further 3.8m deep and 9.8m wide.

At the front a small feature gable is to be added extra high 1.0m width 2.5m.

The dwelling currently is of brick and tile, the roofing material will change to slate. All dimensions are approximate. The plans indicate that the expanded dwelling will gain an extra bedroom the expanded property being 3 bed.

For the purposes of planning policy consideration the application site is not located within any settlement and is in the green belt.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SS1 Development Principles
SS10 Other Rural Area Strategy

SD1 Sustainable Use of Resources
DC1 Design Considerations
National Planning Policy Framework
Supplementary Planning Guidance
- Space About Dwellings
- Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0511 Replacement double garage with triple dormer garage. Withdrawn.
SMD/2012/0552 Change of use of agricultural land at rear to residential – Withdrawn.

CONSULTATIONS

Publicity

Site Notice expiry date: 11 July 2023.

Neighbour consultation period ends: 10 July 2023

Public Comments

No comment on the application received

Consultees

No response from consultees has been received.

OFFICER COMMENTS

Principle of Development

The application site is not located inside the boundary of the larger village it is part of and it is located inside the Green Belt. The form of the application creates no objections 'in principle' to the development subject to all other material planning considerations being satisfied. In this instance the matters to consider are effect on the openness of the green belt, design, visual impact, neighbour amenity and parking.

Green Belt

The application property is located in the green belt where the form of development is restricted. Para 149 (c). Allows for 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.

Whilst there is no figure set in policy it is considered that a dwelling could add 30 % to its original floor area without it becoming a disproportionate addition. This dwelling appears to have had no previous extensions (no relevant planning history and no sign of a match in the brick work or roof tiles of an addition).

The scale of extension in the design submitted is under the 50% (approximately 40%) thus the extension of dwellings in the Green Belt would appear to conform to the provisions of NPPF.

The proposal is considered to be of a scale of the extensions that is not disproportionate and is considered to be not inappropriate and thus acceptable.

Design / visual impact

There will be no increase in height of the dwelling. The proposed additions to the front will cause some limited change to the character of the house but as it is located in an area where there is variety of designs of dwellings then the change to the character which is not considered unattractive is not seen as causing harm to the character of the dwelling or the area.

The changes to the rear of the dwelling is more significant. The new roof pitch looks unusual as roof pitch is shallower than is normal seen on dwellings. The design is simple in form. The change of the pitch in practice will only be seen from the rear of the gardens of the two next door dwellings and from a footpath. There is footpath which runs perpendicular to the road between the next door neighbour and next door but one where views on this extension could be gained. There will be some visibility for this extension but it is not considered that it will not cause significant harm to the character of the house or the area. As a potential fall-back position a flat roofed extension in the same location would appear to be permitted development. .

The house is at present constructed in brick with a tiled roof. The revised design is proposed to have a slate roof. Given the varied character of the area the use of slates is seen as acceptable. A materials condition will be required.

For these reasons stated above it is considered that the design of the proposed changes is not unacceptable with the addition of a condition.

Neighbour amenity

The house is located in a suburban setting in a row of other dwellings. The additional mass of the expended property is not seen as causing harm to the amenity of the neighbouring properties as it set well clear from the boundary. The nearest habitable room window will be approximately 18m away at approximately 45 degrees from the perpendicular.

The proposed works will not result in any significant harm to the amenity of neighbouring properties.

Parking

The dwelling will gain an extra bedroom it will be 3 bed. The off road parking area will not change and property will retain driveway space for the parking of comfortably more than three cars off road.

The proposal thus would be acceptable in its current form .

CONCLUSION / PLANNING BALANCE

The design of the rear extension will cause some change to the character of the dwelling but on balanced, is considered to be acceptable. For the reasons outlined above it is recommended that the application be approved subject to conditions.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Alan Lynch

Recommendation Date: 07/08/2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council