DELEGATED DECISION REPORT

SMD/2023/0287 **Valid 14/06/2023**	**STEINFIELDS FARM** **BROAD LANE** **BROWN EDGE**	**REPLACEMENT OF EXISTING FLAT ROOF TO GARAGE WITH NEW PITCHED ROOF** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE
An L shaped 2 storey stone dwelling, dated from the mid-19th C. The dwelling has apparently been extended, post 1948, with a pavilion conservatory and a flat roof addition at the rear.

There is a large detached flat roof garage adjacent to the dwelling, built in the 1970s. The dwelling is outside of the Brown Edge Village boundary situated in the Green Belt. The dwelling fronts Broad Lane to the north but has open countryside to the west and south. To the east there is an adjoining neighbour's cottage Amber's Nook.

PROPOSAL
The proposal is to make aesthetic and rain shedding improvements to the garage and its roof whilst keeping size increase to an absolute minimum. An asymmetric full pitch roof with a ridge would be introduced to the flat roof of the garage.

From the front the roof would rise steeply to a low ridge, while at the rear the roof would slope down at a more shallow gradient to span the full width of the garage. The roof would be sheet metal.

An open overhanging canopy section to the side of the building used to store fire wood and supported on steel posts, would be built in under existing roof cover and building footprint with rendered block walls to match existing.

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
SMD/2022/0109 Extensions to dwelling and garage and new studio building. REFUSED
HNT/2023/003 Rear extension. Prior Approval Granted.
SMD/2023/0142 Rear Extension and new porch. APPROVED.

CONSULTATIONS

Publicity
Site Notice expiry date: 20/07/2023
Neighbour consultation period ends: 20/07/2023
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Awaited

OFFICER COMMENTS

Impact on 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 unless it is provided for by one of the exceptions on the closed lists at paragraphs 149 and 150 of the NPPF. One such exception that might be applicable is the alteration or extension of a building providing it does not result in disproportionate additions over and above the size of the original building.

The dwelling has already been extended, considerably, with the erection of the detached garage in the 1970s (within proximity close enough to be considered part of the dwelling), the pavilion conservatory and the flat roof addition.

The garage alone with a footprint of 74 sqm has added around 62% to the footprint of the original dwelling (circa. 120 sq m). A recent permission has been granted for further enlargement to the rear of the dwelling that would displace some of the existing additions and trade off a HNT (larger homes approval under the GPDO). The approved addition to the dwelling would add yet further addition to original footprint and more mass and volume over and above the size of the original dwelling. Any enlargement of the garage would add yet further size increase to the original dwelling and result in disproportionate enlargement.

However, in this case, the applicant proposes to make a roof alteration that would only improve its aesthetic presentation and improve rain shedding performance over the

existing flat roof. In terms of size increase, the alteration barley enlarges the building at all. As an addition, it is considered inconsequential in terms of size increase or overall impact on the Green Belt. Size, mass and volume has been limited with the asymmetrical, low profile form and design. The building around of the overhanging roof canopy would enclose space provided under existing roof cover and footprint.

To this extent the development can be considered as the alteration of a building that would not result in disproportionate additions over and above the size of the original building and the development would not be inappropriate in the Green Belt.

Moreover, merits in respect of aesthetic improvement and rain shedding performance, do weigh in favour of the development.

Design and impact on character and appearance.
All development shall 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").

Currently the large flat roof garage building presents to Broad Lane with a rather functional appearance and deteriorating condition – clearly there have been efforts to make temporary repair and cover to the metal flat roof. The storage of pallets, presumably fire wood, is exposed under the canopy.

The development would make improvements to the current condition and appearance by enclosing the open storage and introducing a pitched roof that, from the front, would have a steep gradient to a low profile ridge line – the roof addition would not become dominant or top heavy, it would be proportionate to the rest of the building and overall tidy its condition and appearance.

There would be no conflict with Local Plan Policy DC1 or the design guide in these respects.

Amenity

The building is located adjacent to the western boundary of the site, adjacent to open countryside. Sufficient distance will be maintained to the attached property and the dwellings on the opposite side of the road to avoid any adverse effects.

CONCLUSION / PLANNING BALANCE

The development would not result in a disproportionate size increase and would not be inappropriate development in the Green Belt. The development would improve the

aesthetics of the building and its rain shedding performance. There would be no conflict with the policies of the Local Plan listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 8th August 2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council