DELEGATED DECISION REPORT

SMD/2023/0375 **Valid 27/07/2023**	**GREEN ROOFS MOSS HILL STOCKTON BROOK**	**PROPOSED SINGLE STORY EXTENSION TO KITCHEN** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

Whether or not the proposal amounts to inappropriate development in the Green Belt
The impact on the character and appearance of the area
The impact on residential amenity

DESCRIPTION OF SITE

The site lies on the northern edge of the village of Stockton Brook which is washed over by the Green Belt. It comprises a detached split level two or three storey chalet-type modern dwelling which is the end house of three on the east side of a private cul-de-sac, which is connected to a country lane, Moss Hill, to the south. There is open land to the west on the other side of the cul-de-sac and to the north side of the site. There is a neighbouring dwelling to the south side. There are dwellings off Heather Hills (another residential cul-de-sac) to the east. The rear elevation is regarded as the west elevation facing the private cul-de-sac, with the front facing east where the main entrance is located although there is also a "front door" at lower ground level on the north side elevation facing the driveway which leads from the end of the cul-de-sac along the north side boundary and loops round to the east side of the dwelling. The site is on land which slopes quite sharply from west to east.

PROPOSAL

This is a full householder planning application for a white render single-storey flat-roofed rear extension (on the west elevation) which also includes a raised outdoor terrace area over brickwork supporting walls on the downward sloping garden area. A glazed balustrading (with steel frame) would be placed around the perimeter of the outdoor terrace.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 – Other Rural Areas Strategy
DC1 – Design Considerations

NPPF (Revised July 2021)

Section 12 (Design) and 13 (Green Belts).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

01/01194: First floor bedroom and bathroom extensions including dormers. Approved and implemented.

CONSULTATIONS

Publicity

Site Notice expiry date: 13.9.23
Neighbour consultation period ends: 13.9.23
Press Advert: N/A.

Public Comments

None.

Town / Parish Comments

Endon PC: No objection.

OFFICER COMMENTS

The site is in the Green Belt and Policy SS10, the strategy for the countryside, requires strict control over inappropriate development in the Green Belt. Paras 149 and 150 of the NPPF list the forms of development which are exceptionally not inappropriate in the Green Belt and the enlargement of buildings is listed, providing that this would not lead to a disproportionate enlargement in relation to the original building. There have been previous extensions to the dwelling but these are limited to a room above the side single garage at upper ground floor level on the north elevation, which includes a dormer window and also a top floor bathroom enlargement.

I consider the use of floorspace calculations gives a fair assessment of whether or not a disproportionate enlargement of the building would occur as a result of the proposal. These are as follows:

Original lower ground floor: 45.5 sq.m
Original upper ground floor including garage: 146 sq.m
Original first floor: 45 sq.m

TOTAL: 236.5 SQ.M

Previous bedroom and bathroom extensions: 40 sq.m
Proposed single-storey extension: 30 sq.m
Proposed raised terrace structure with undercroft: 26.25

TOTAL: 96.25

ORIGINAL FLOORSPACE ENLARGEMENT PERCENTAGE INCREASE: 41.8%

I consider that the total enlargement of the dwelling by less than half does not amount to a disproportionate enlargement. Furthermore, each of the additions in terms of volume, shape or form can also be considered to not be disproportionate to the dwelling i.e. each extension does not exceed the height, width or depth of the house and there are no single storey extensions exceeding the eaves height.

I therefore consider the proposal would not amount to inappropriate development in the Green Belt and therefore by definition in the NPPF does not harm its openness and is therefore acceptable in principle.

With regard to the particular design of the extension, although flat-roofed structures are contrary to the Council's Design Guide, the extension is not out of keeping with the modern chalet form and appearance of the current dwelling. Although the dwelling is predominantly brick, there are white render parts of the walls and I therefore do not consider the white render extension would contrast harmfully with the dwelling. The balustrading also has a modern contemporary appearance which does not detract from the modern style of the dwelling. In any case, although the dwelling on a west-facing slope is visible from more distant views from Willfield Lane and properties off that road, the extension would be very well screened from outside of the property by west, north and south boundary trees. This is despite the removal of a large hedge or tree next to the current rear wall of the dwelling. From Willfield Lane, the extension would be seen against the backdrop of the dwelling in any case if the screening was removed.

With regard to residential amenity, there is a sufficient gap between the extension and the neighbouring dwelling to the south and also fairly robust tree and hedge screening along the shared side boundary. The extension would not lead to a loss of light affecting neighbouring properties. The screening would also block views from the proposed extension windows and raised terrace into the neighbouring property. Although outdoor terraces and balconies have the potential to be unneighbourly features due to noise and disturbance when in use, as well as overlooking, there is a rear/west elevation balcony/terrace already at the neighbouring property to the south which is larger than the one proposed. There is also a large existing raised patio area at the application property where the proposed extension is to be sited. Whilst the new balcony would project beyond this, the potential for any harms to residential amenity or living conditions arising from the balconies/terraces would therefore be mutual and not significantly greater than existing. It is noted that no neighbour objections have been received. Overall, I do not consider the proposal would result in any significant harms to residential amenity.

CONCLUSION / PLANNING BALANCE

The proposal would not amount to inappropriate development in the Green Belt and would not harm its openness or the visual and residential amenities of the area. The development therefore complies with the Council's Local Plan and the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 21.9.23

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council