

DELEGATED DECISION REPORT

SMD/2023/0613
Valid 15/12/2023

HANLEY HAYES COTTAGE
BROOKHOUSE LANE
ARMSHEAD
WERRINGTON

TWO STOREY EXTENSION
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Development in the Green Belt

DESCRIPTION OF SITE

The site is a semi-detached two storey 'L' shaped house with a dual pitched clay tile roof. what would be considered the architectural front elevation of the house is pebbledash rendered, and the rear/ side elevation is painted brick and features a concrete block lean to. The gable end features a chimney and is exposed red/ brown brick. The property does not feature a door on the front elevation, as access is to the side. The site also features several outbuildings and is set within a large garden.

The footprint of the existing building is approximately 61.7 square metres. The site is in a rural setting within the Green Belt.

PROPOSAL

The proposal is for a side extension with a dual pitched clay tile roof to match existing. The extension is to the side of what would be considered the architectural front elevation. The proposal would add an additional first floor window to the front elevation, as well as a door with a broad surround, by the appearance of the columns and pediment. The rear and side elevations of the extension would both feature a ground and first floor window. The proposal would be finished in a textured render, which would match the existing finish to the front elevation of the house and adjoining property.

The footprint of the proposal is approximately 21.7 square metres. This represents approximately a 35% increase in footprint.

The proposal is 7.15 metres to the roof ridge, and 5.4 metres to the eaves. The proposal extends 4.45 metres from the existing gable end, and is 4.95 metres from front to rear. The proposal is recessed by 0.33 metres from the existing roof slope, and 0.4 metres from the front elevation.

The plans also show an additional window to be added to the existing building above the concrete block lean-to.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport
SS10 Other Rural Areas Strategy

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/2005/1271 (OLD REFERENCE: 05/01018/FUL) DESCRIPTION: Change of use of agricultural building to residential annex. DECISION: REFUSED
- SMD/2006/0051 (OLD REFERENCE 06/00238/FUL) DESCRIPTION: Change of use of agricultural building to residential annex. DECISION: APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 25/01/2024

Neighbour consultation period ends: 11/01/2024

Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

None received.

Severn Trent Water

Standard comment regarding potential unmarked sewars.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment.

The proposal is in the Green Belt, and therefore must be acceptable as one of the exceptions for development. Paragraph 154 c) allows for the extension and alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. There is no planning history for any extensions and the historic OS maps indicate that the footprint of the building is as per 1947. The proposal increases the footprint by approximately 35%, which is acceptable. The proposal is therefore acceptable on Green Belt grounds.

Policy SS10 of the SMDC Local Plan allows extensions 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 proposal is appropriate in scale and design as it represents a 35% increase in footprint, and the architectural style and materials used match that of the existing building.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD's outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building.

The proposal is recessed from the existing building in height and at the front elevation, and therefore considered subordinate. The design of the proposal reflects that of the existing building, with matching window styles and materials. When viewed from the front, the extension appears to be large and competing with the existing house in terms of scale, but due to the 'L' shape of the house and how it related to the attached neighbouring house, when taken as a whole the extension is subordinate to the original built form. The proposal is thought to comply with Policy DC1 and the SPD's.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The site is bounded by Hanley Hayes Farm to the east. To the north, south, and west, the site is bounded by agricultural land, possibly belonging to the neighbouring farm. The proposal would not have a negative amenity impact on the neighbouring house, as the extension is on the opposite gable end to the neighbours, and the proposed windows are further from the neighbours than the existing windows, there would be no risk of overlooking, overshadowing, or over bearing effect. Therefore the proposal complies with Policy DC1 and paragraph 135 f) of the NPPF.

Highway Safety

Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposal adds a third bedroom to the property, however the parking requirements, as per the parking guidance, remains the same at two spaces (2.4 x 4.8m). The site can easily accommodate these spaces, and therefore the proposal has no impact on highway safety and is compliant with Policy T1.

CONCLUSION / PLANNING BALANCE

On balance, the proposal is of good design as it remains subordinate to the host dwelling, and utilises matching architectural styles and materials as the existing building. The proposal is acceptable development in the Green Belt and would not have a negative impact on amenity or the character of the surrounding area. Therefore the proposal is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Reuben Berriman

Recommendation Date: 08/02/2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council