

DELEGATED DECISION REPORT

SMD/2024/0005
Valid 05/01/2024

5 HILL TOP CLOSE
BROWN EDGE

PROPOSED SINGLE STOREY
SIDE EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Development in the Green Belt
- Development outside of a Development Boundary

DESCRIPTION OF SITE

The site is a semi-detached red brick house, with a dual-pitched tile roof dating from the 1980's. The house has a small dual-pitched roof outrigger on the northern gable elevation, which has a flat roofed element as well. Despite being in the Green Belt and in a rural countryside location, the house is in a cul-de-sac setting.

PROPOSAL

The proposal is for an extension of the existing outrigger, as well as replacing the roof of the existing outrigger to harmoniously join with the extension and replace the flat roof with pitched. The proposal will be set back from the front wall of the existing outrigger. The proposal is to be built with materials to match the existing.

The proposal is 2.37 metres to the eaves, 4.38 metres to the roof ridge, and extends 3.2 metres from the existing property. all measurements are approximate.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

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

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135, 152 – 154.
Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places, 13 – Protecting Green Belt land.

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/1983/0179 (OLD REFERENCE 83/12201/OLDDC). DESCRIPTION: Site for housing development. DECISION: APPROVED.
- SMD/1986/0425 (OLD REFERENCE 86/00115/OLDDC). DESCRIPTION: Details of nine dwellings. DECISION: REFUSED.
- SMD/1986/0753 (OLD REFERENCE: 86/00891/OLD). DESCRIPTION: DETAILS OF 8 PROPERTIES. DECISION: APPROVED.
- SMD/1987/0303 (OLD REFERENCE 87/00620/OLD). DESCRIPTION: Smithy Farm Hill Top Brown Edge Brown Edge - site for residential development. DECISION: REFUSED.
- SMD/1987/0780 (OLD REFERENCE 87/00677/OLD). DESCRIPTION: Smithy Farm Hill Top Brown Edge - site for 4 dwellinghouses. DECISION: REFUSED
- SMD/1988/0108 (OLD REFERENCE 88/01039/OLD). DESCRIPTION: Smithy Farm Hill Top Brown Edge Brown Edge - SITE FOR FOUR DWELLINGS. DECISION: REFUSED

CONSULTATIONS

Publicity

Site Notice expiry date: 05/02/2024
Neighbour consultation period ends: 30/01/2024
Press Advert: N/A

Public Comments

One, in support of the application, citing the proposal will have no detrimental impact.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

Acceptance.

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.

As the site is located within the Green Belt, it must comply with a one of a limited number of exceptions for development before it can be assessed against SMDC

Policy. In this case, the proposal conforms with NPPF paragraph 154 c) *“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”*.

There is no planning history of previous extensions. There is an existing single storey outrigger to the side, but other dwellings in the development have similar outriggers, and this element appears to be original. The proposed single storey extensions will not therefore result in disproportionate additions.

As the proposal is outside of the Development Boundary for Brown Edge, it is considered under Policy SS10 – Other Rural Areas Strategy, which allows for 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.

In this case, the proposal is considered to be of an appropriate scale and design, and not out of character or unexpected in this setting, which is a 1980's cul-de-sac. The proposal is therefore acceptable in principle.

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 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 front wall of the proposal is set back from the front elevation of the existing building, however the roof slope remains the same across the proposed and the existing as the roof will be a new element across both, therefore avoiding an unsightly bonding of old and new materials. The proposal will use materials to match the existing. Nor would the proposal result in disproportionate additions over and above the size of the original building. The design will match that of the existing house, and neighbouring properties, and would not seem out of place on this site and in the wider environment. Therefore, the design is acceptable and compliant with policy and the adopted 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 No. 6 Hill Top Close to the north-east, and No. 4 Hill Top Close to the south. To the west is agricultural land. Due to the positioning of the extension on the north gable end of the property, the proposal would have no impact on No. 4. The corner of the proposal will be approximately 5 metres from the corner of No. 6, if measured diagonally. There is no window on the gable end and therefore there will be no overlooking of the rear garden at No.6. there will also not be an overbearing or overshadowing effect due as the development is single storey and on the northern elevation, meaning that much of the shadow would fall within the boundary of the site. it is felt that there would be no unacceptable amenity issues as a result of this proposal.

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 does not remove parking availability, nor does it add an additional bedroom. Therefore, the proposal would not have an impact on highway safety, and is compliant with Policy T1 and the NPPF.

CONCLUSION / PLANNING BALANCE

On balance, the proposal complied with policy and would not result in issues relating to design, highway safety, amenity, or development in the Green Belt.

OFFICER RECOMMENDATION : **Approve, subject to conditions**

Case Officer: Reuben Berriman

Recommendation Date: 29/02/2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council