

DELEGATED DECISION REPORT

SMD/2024/0008
Valid 09/01/2024

CHARISMA COTTAGE TATER TWO STOREY SIDE EXTENSION
LANE
BLYTHE BRIDGE (FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development, design and visual impact
- Highways
- Tree Preservation Order

DESCRIPTION OF SITE

Charisma Cottage is a detached, dormer-style dwelling sat with generously sized grounds. There is a gravelled parking/turning area at the front of the house, a garage, external amenity space and much planting. There are no significant land level changes within the site. There are no immediate surrounding dwellings, the closest property is to the north-west, on the opposite side of the road.

For the purposes of planning policy consideration the application site is located within the Green Belt and there are a number of protected trees within the grounds, protected under Tree Preservation Order No. SM.109. The application site is not within any Conservation Area and there are no listed buildings/structures which need to be considered.

PROPOSAL

A two-storey, pitched roof, side extension to provide storage on the ground floor and an ensuite to a first floor bedroom. The submitted plans state that all new bricks and tiles would match those of the existing house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS10	Other Rural Areas Strategy
H1	New Housing Development
DC1	Design Considerations
DC3	Landscape and Settlement Setting
NE2	Trees, Woodland and Hedgerows
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands
2. Space About Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide.

National Planning Policy Framework

Including sections:

2. Achieving sustainable development
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
9. Promoting sustainable transport
12. Achieving well-designed and beautiful places
13. Protecting Green Belt land
15. Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

00/01203/FUL Side extension to form hall with en-suite above and detached garage. Approved.

03/00051/FUL Single storey rear extension. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired
Neighbour consultation period. Expired.

Public Comments: No representations received within the statutory consultation period.

Forsbrook Parish Council: No comments to make.

Trees (SMDC): No objection. No temporary tree protection conditions required. No additional landscaping required as the site is already well screened.

Staffordshire County Council Highways: Recommendation Summary: Acceptance. Site Visit Conducted on: 23-Jan-2024

Personal Injury Collisions:

Current records show there were no Personal Injury Collisions (PIC) on Tater Lane within 215 metres either side of the property from 31st December 2015 until 31st December 2020.

Background

The property is located on Tater Lane, an unclassified road (Road No. D1179 with a 60mph speed limit; there are no footways or streetlights.

Description of Proposal

Two storey side extension.

Comments on Information Submitted

The proposal is for the construction of a 2-storey extension to the side elevation of the property. The extension will provide a storage room on the ground floor and an ensuite to a first-floor bedroom. The properties footprint will remain at 2 bedrooms. The construction of the

extension to the side elevation of the property does not have a detrimental impact on the current parking arrangements. I have no objection (application number SMD/2024/0008).

Severn Trent Water:

Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property. However, due to a change in Legislation that came into force October 2011, there could be unmapped assets on the property that will enjoy the same protection as all our mapped assets.

Protective strips:

- 100mm to 225mm diameter sewers - 3m either side of the pipe, thus providing 6m protection zone across the diameter of the pipe.
- 300mm to 999mm diameter sewers - 5m either side of the pipe and providing 10m protective strip, across the diameter of the pipe.
- Any sewers greater than 999mm diameter, enjoy a protective strip of 7.5m either side of the pipe (15m across the diameter).
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Further information about the transfer, along with guidance to determine whether they're served by a public sewer can be found on our website: <https://www.stwater.co.uk/my-supply/waste-water/looking-after-your-sewers/sewerpipe-responsibility/>

If your client believes they're served by an unmapped public sewer, please advise them to contact us for further guidance on this matter (building.over@severntrent.co.uk - Tel: 0345 266 7930).

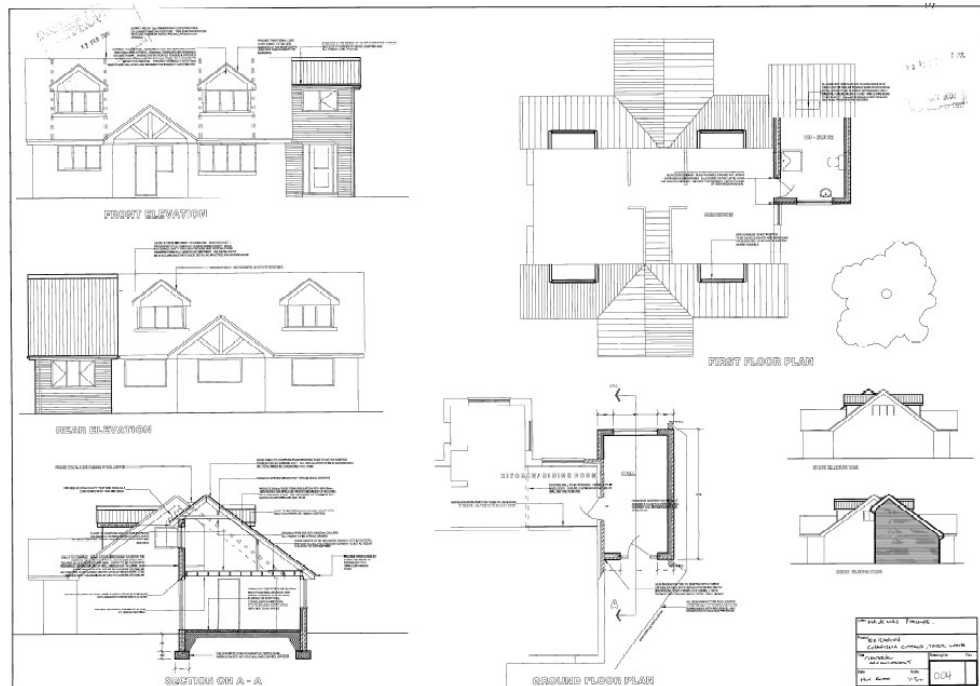
OFFICER COMMENTS

Principle of Development, design and visual impact

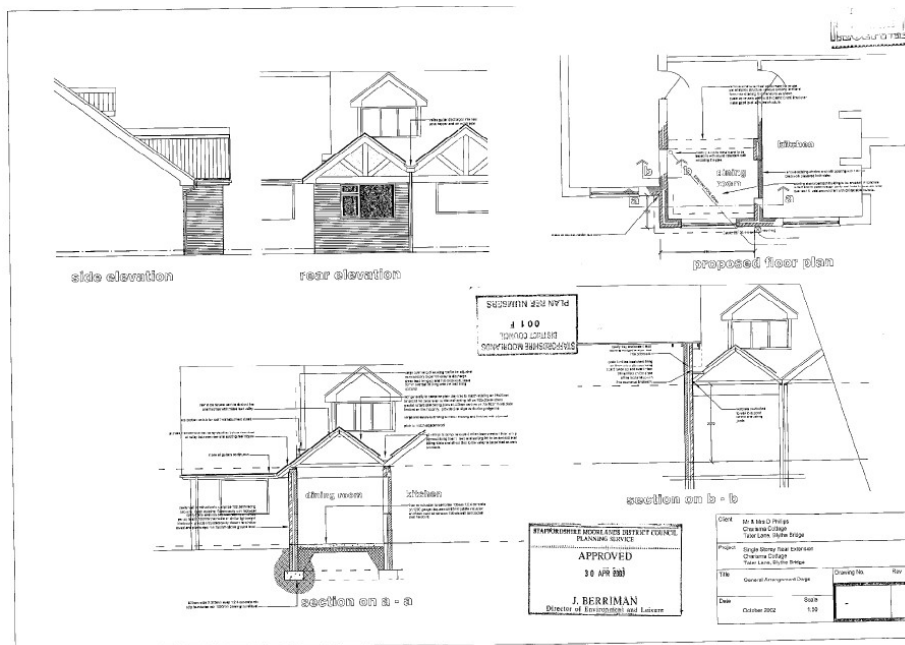
The application site is located within the Green Belt. National Planning Policy states that Local Planning Authorities should regard the construction of new buildings as inappropriate development unless the proposal falls within one of the listed exceptions. One of the exceptions is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.' Local Plan policy SS10 also supports domestic extension development within rural areas, stating that there is allowance for 'extensions or additional domestic outbuildings 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 Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.'

Local Plan policy DC1 seeks good design which respects its site and surroundings by taking into account matters including scale, siting character and appearance.

The property has already benefitted from extensions. Planning records show that application reference 00/01203/FUL gave approval for a side extension, two pitched-roof dormers to the principle elevation roof and a detached garage. The dwelling extension is shown on the plan below. The detached garage would not count towards the volume increase of the dwelling for the purposes of considering the size/volume of previous additions.



Following on from the above approval, application reference 03/00051/FUL gave consent for a small pitched-roof rear extension which attached to an existing ground floor pitched roof area (as per the image below).



Green Belt policy provisions are taken into account but it is clear that the proposal (when combined with previous additions) does not result in a disproportionate addition over and above the size of the original building. The positioning of the extension between the side of the house and the boundary means that there are no openness impact objections. The proposed extension (the subject of this application) would be located on the north-western elevation of the dwelling and, whilst unusual in its appearance, appears to take its design cues from the two-storey addition on the south-eastern side of the property. In this particular instance the design is considered to be acceptable due to the fact that it replicates an

existing addition, would 'balance' the visual appearance of the dwelling, is subordinate in size to the main house, would not dominate its appearance (similar to the previous two-storey addition), is set well back from the principal elevation and building materials would match.

The proposal would not raise any issues in terms of visual impact. As discussed above, it is considered that the design of the addition is acceptable in this instance and therefore would not have a detrimental visual impact upon the appearance of the existing house. The proposal would have limited effect upon any wider visual impact due to its set back position, boundary planting and intervening field between the north-western boundary and the highway. It is considered the scheme would comply with the requirements of Local Plan policy DC3 which seeks to resist countryside intrusion.

Highways

The application does not propose the addition/creation of any additional bedrooms and therefore consideration of Local Plan parking standards is not necessary. The dwelling will remain as a two-bedroom house and there is plenty of off-road parking and turning space at the front of the house. If built, the proposed extension would not remove/reduce any parking space. The County Highways officer has confirmed she has no objections to the application. No highways related conditions have been requested.

Tree Preservation Order

There are protected trees within the grounds of Charisma Cottage, protected under Tree Preservation Order (TPO) number SM.109 which are located at the front of the house. The Council's Arboricultural Officer has assessed the application and states there are no tree related objections to the application due to the distance between the TPO's and the area where the proposed extension would be situated. The Arboricultural Officer has confirmed the separation distance between the proposed extension area and the nearest protected tree would be 16m, he concludes that there 'would be no impact on the protected trees arising from the proposed development' and also that there 'no other trees or hedges, significant or otherwise, within close (influencing or affected) proximity of the proposed extension position.' The officer confirms no tree protection or additional landscaping is required.

CONCLUSION / PLANNING BALANCE

For the reasons set out within the report it is considered that the application is acceptable in terms of Green Belt policies, design, visual impact, highways and trees. The location of the dwelling is such that there are no neighbouring dwellings which would be affected by the proposal. Approval is recommended subject to conditions.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson

Recommendation Date: 20.03.2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

