

DELEGATED DECISION REPORT

SMD/2024/0010
Valid 09/01/2024

**HILLSIDE COTTAGE OVER
THE HILL
BIDDULPH MOOR**

**TWO STOREY SIDE
EXTENSION (RESUBMISSION
OF SMD/2022/0547)**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

Hillside Cottage is in the North Staffordshire Green Belt to the north east of the 'larger village' of Biddulph Moor, 100m from its settlement edge as defined by the Local Plan. The dwelling is on the hillside above the town of Biddulph that lies in the valley below, approximately 1km to the west.

The dwelling is surrounded by open field and is accessed via a 60m single track adjoining the narrow rural lane of Over the Hill.

The dwelling appears as a double fronted, gable ended, cottage that faces south west toward open field that falls away in gradient. The gable end or side elevations of the cottage face broadly west and east and it is the side elevation of the cottage that appears at the head of the access track/driveway.

To the rear of the cottage there is a two storey double gable addition joined in the middle with a valley gutter. From the two storey gables at the rear there extends a flat roof porch/utility and garage structure by about 5m and spans the full width of the rear elevation.

PROPOSAL

To enlarge the dwelling with a first floor addition above half of the flat roof single storey structure at the rear. The addition would extend the roof line of the existing two storey gable it would have a full pitch tile roof and facing render to match the existing dwelling. The first floor addition would have windows in the side and rear elevation that are similar in proportion and design to those of the existing dwelling.

This is a second attempt application, the design has been simplified and a roof terrace and contemporary design details at odds with the original cottage have been omitted.

The applicant points to the planning history and suggests there is an extant planning permission that provides for further single storey enlargements to be carried out at the rear that have not yet been carried out.

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

SMDC Design Guide

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

81/09527/OLDDC Two cottages into one dwelling and garage. APPROVED.

SMD/2022/0547 2 Storey Side Extension and Balcony. REFUSED.

CONSULTATIONS

Publicity

Site Notice expiry date: 9th Feb 2024

Neighbour consultation period ends: 9th Feb 2024

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: Refer to SMDC Planning Authority to make determination on Green Belt impacts.

OFFICER COMMENTS

Impact on the 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 to the Green Belt, unless it is provided for by one of the exceptions that appear on the closed list at paras. 154 and 155 of the NPPF.

One of those 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'. Original building means, for the purposes of the NPPF, a building as it existed on 1st July 1948, or if built after 1948, as it was originally built.

On examination of the planning history, the original dwelling was, pre 1981, two semi-detached cottages dating from the 19th Century. Each cottage had a two storey gable outrigger that projected side by side at the rear. Under the 1981 planning permission the two cottages became one dwellinghouse and approval was granted for extensive single storey rear extensions that have only partly been carried out with an area of flat roof outrigger. All of this has made for a very large and expansive rectangular footprint.

The proposal to add a first floor element above part of the flat roof outrigger would increase mass and bulk. The applicant's agent points to the detail of the 1981 planning permission which indicates that at that time the two storey rear projections were already in place and suggests that they might be pre 1948 rather than post, as previously assumed with consideration of the earlier application.

The applicant's agent makes a further point, the 1981 permission is extant and includes approval to add further to the existing single storey addition at the rear making for quite a sprawling elongated footprint that would be more harmful to the openness of the Green Belt.

It is considered that the introduction of the first floor addition as proposed with this application would make for a more compact and pleasing arrangement of space and enlargement, preferable to what they might already be able to carry out under the 1981 permission. The introduction of the first floor addition would also have the effect of changing the arrangement of development to the rear of the dwelling to the extent that after, the further single storey addition could no longer be carried out without introducing something that would be materially different to what is shown on the approved 1981 plan. The first floor addition would therefore prevent further development from being carried out under the 1981 permission and with the removal of PD rights further extension would require planning permission.

These are matters that weight in favour of the development proposed with the application against the Green Belt considerations set out above.

Design and Impact on the Character and Appearance of the Area

Policy DC1 of the Local Plan requires all development to 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".

The side, or east facing, elevation of the dwelling is elevated and relatively prominent when viewed from the access drive or road to the east/south east. From this vantage the application property, at the end of the drive, has a visual arrangement and relationship with the neighbouring cottage in the foreground. Both appear as traditional rural cottages in the countryside. The flat roofed single storey outrigger to the rear is

clearly subordinate and its simple form and low profile has a quiet presence that does not appear incongruous or compete with the gables of the cottages. This arrangement of shape and traditional rural architecture make a positive contribution to local distinctiveness and rural character and appearance of the area. There is a clear distinction between the garage/flat roof element and the arrangement of the original dwelling.



The proposal with this second attempt application, would make an addition that in design terms has been simplified, the shape and form of the first floor addition would extend and merge with the form and design of the existing outrigger. The architectural detailing of the revised proposal would not compete with that of the original dwelling. The height and mass of the addition would be in an elevated position, particularly when viewed from the side or driveway. Overall, however, with the simplification of the design the development would not make for an overtly incongruous feature in the landscape.

The proposals would not harm local distinctiveness or the character and appearance of the area. In these respects the development would not be contrary to policies SS10 and DC1 of the SMDC Local Plan 2020 and the Design Guide 2018 for the area.

Amenity

Given the distance to the nearest neighbouring dwellings no issues of harm are raised in respect of the developments impact on the living conditions or amenity of neighbours.

Highway Safety

The property would remain parking standard compliant.

CONCLUSION / PLANNING BALANCE

Design improvements that would simplify the form and character of the addition against the character of the original dwelling. The detail of the planning history indicate that the development proposed with this application is preferable, in design and Green

Belt impact terms, to development that might otherwise be carried out – a matter that weights in favour of the application development against those considerations.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 27th March 2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council