

DELEGATED DECISION REPORT

SMD/2023/0652
Valid 02/01/2024

THE HOLLOW GREATGATE
TEAN

SINGLE STOREY FRONT
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Access/parking

DESCRIPTION OF SITE

A stone and tile, detached, two-storey dwelling within a generously sized plot of land on the outskirts of the Staffordshire Moorlands District. The property is accessed via a lengthy driveway, has good-sized garden areas and a parking/turning area. The dwelling has two different eaves levels and a distinct split in the roof slope, giving the appearance of a pair of semi-detached houses, however it is a single dwelling.

For the purposes of planning policy consideration the application site is within the open countryside but it is not within the Green Belt. Public Right of Way Checkley 47 runs along the western side of the property boundary in a north-south alignment. The application site is not within any Conservation Area and there are no listed buildings/structures or protected trees which need to be considered.

PROPOSAL

Two, single-storey extensions to the south-western facing elevation of the dwelling to provide an orangery extension to an open-plan kitchen/dining area and a porch, utility and WC. The plans show that all new walls would be constructed using stone and tiles to match the existing dwelling. The Orangery would have a GRP or rubberised flat roof.

The plans show a slight alteration to the layout of the driveway in order to provide sufficient space for the orangery extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS10	Other Rural Areas Strategy
DC1	Design Considerations
DC3	Landscape and Settlement Setting
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning guidance

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

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

Checkley Parish Neighbourhood Development Plan

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
15. Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

92/00573/OLD Alterations to roof (Certificate of Lawfulness). Refused.

CONSULTATIONS

Publicity

Site Notice. Expired.

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

Checkley Parish Council: The proposal appears to be sound provided it is in keeping with neighbouring property and there are no local objections and it conforms with planning policies as defined in the Checkley Parish Council Regulation 16 Neighbourhood Development Plan and the Staffordshire Moorlands District Council Core Strategy and the National Planning Policy Framework.

OFFICER COMMENTS

The application site is located within the open countryside but it does not have a Green Belt designation. Policy SS10 of the Staffordshire Moorlands Local Plan offers some 'in principle' support for domestic extensions by *'allowing 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.'*

Although the submitted plans state that the proposed extension is on the front elevation, it does appear more likely that this is the rear of the house and that the north-eastern facing side is actually the principal elevation due to the character of it including the more simply aligned and proportioned window openings. Nevertheless it is clear from the submitted plans precisely what is proposed.

There are two existing pitched roof porches and a ground floor lean-to structure on the south-western facing elevation. These may be extensions to the original building but they are small and have not extended the building significantly. The proposal would see the lean-to structure and one of the porches being removed to make way for the new additions. In terms of design and visual impact, the proposed additions would not raise any significant harm. The additions are subordinate to the building and, due to them being ground floor only, there would not be a significant loss of character. The originally proposed scheme would have masked much of the elevation including the split/recess between the two blocks of the building, therefore the applicant/architect was invited to investigate alternative proposals. The revised plans now propose a reduced scheme comprising two smaller extensions rather than one large expanse, the new scheme is more simplistic and relates better to the house. It is also noteworthy that if this is indeed regarded as the rear of the dwelling, there is also a permitted development fallback in this situation, which is a material consideration.

New materials would match those of the existing house.

There are no wider visual impact concerns, the house sits in a large plot and whilst the additions might be seen from the nearby public footpath, no visual harm would occur due to the overall design of the additions being deemed acceptable.

There are no nearby neighbouring residential properties and therefore no amenity issues are raised.

The plans show part of the driveway being repositioned due to more space being needed to construct the orangery. This raises no concerns as the drive alterations are minimal and no alterations are proposed at the actual access.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that the application is approved subject to conditions and informative notes. There are no 'in principle' objections to the scheme and the design of the additions is considered satisfactory.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 24.04.2024.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

