

DELEGATED DECISION REPORT

SMD/2024/0163
Valid 08/04/2024

KEEPERS COTTAGE
GREENWAY BANK
BIDDULPH

**THE REMOVAL OF THE
EXISTING TIMBER
CONSERVATORY AND A
PROPOSED REAR SINGLE
STOREY EXTENSION TO
KEEPERS COTTAGE.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Development in the Green Belt
- Design

DESCRIPTION OF SITE

The site is a detached red brick dwelling with a dual pitched tile roof, with single storey extensions to the front and eastern elevation, and a conservatory to the rear. The proposal is located in a rural setting, surrounded on all sides by agricultural land, and is in the Green Belt.

PROPOSAL

The proposal is to remove the existing conservatory, and build a single storey extension with a lean-to tile roof with rooflights and a flue for a new log burner, and replace the opening of the old conservatory with a rear entrance which would have a small gable over the door. The proposal measures 33.69m². All materials are to match the existing. The proposal is not located within a Smoke Control Zone.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
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
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SM/100 (1974) – proposed 4 bedroom cottage and garage on site of Keepers Cottage. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 10/05/2024

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Staffordshire County Council Highways

Acceptance.

Severn Trent Water

Standard comments relating to unmapped assets.

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 proposal is in the Green Belt, it must satisfy the test for an exception for development, as outlined in Paragraph 154 of the NPPF. Paragraph 154 c) states that an exception would be “*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*”. The footprint of the original building is approx. 157.62 m², as a replacement dwelling under permission SM/100 (1974). This permission is slightly different to the building as it exists currently as the existing building has a conservatory to the rear (which is to be removed) which is not original, and therefore won't be considered in the footprint of the original building to calculate the gains from the proposal. Furthermore, the garage was proposed as detached in SM/100, with a total area of 51.99m², however the present garage is attached and measures 58.84m², a difference of 6.85m², which will be added on to the area of the proposal for Green Belt purposes. As such, the proposal would result in a net increase of 40.54m², which translates to a 25.72% increase to the overall footprint. This would

not be considered “*disproportionate*” or “*over and above the size of the original building*”, and therefore the proposal would be acceptable in Green Belt terms.

The proposal must also be assessed under Policy SS10 of the SMDC Local Plan 2020, which states that the open countryside “*will provide only for development which has an essential need to be located in the countryside*”. One of the exceptions for development in these areas would be “*Allowing 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*”. As outlined above, the proposed extension is considered appropriate in scale, and design is assessed as appropriate below. Therefore the proposal is supported by Policy SS10 and 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. In this case, the proposal is subordinate to the host dwelling and is to be built from materials to match the existing, namely reclaimed Imperial Brick, and Sandtoft 20/20 clay roof tiles. The design of the proposal would be in keeping with the existing property, and therefore is acceptable in design terms.

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 the highway to the front, and agricultural land on all other elevations. Therefore the proposal would have not impact on neighbour amenity.

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 have a negative effect on the current parking arrangements and therefore it is considered not have a detrimental impact on the highway, and is compliant with Policy T1.

CONCLUSION / PLANNING BALANCE

On balance, the proposal complies with the exceptions for development in the Green Belt and Open Countryside as outlined in Paragraph 154 c) of the NPPF and Policy SS10 of the SMDC Local Plan 2020, respectively. The design of the proposal is acceptable and the extension remains subordinate to the host dwelling, and would have no impact on residential amenity or highway safety. The proposal is therefore recommended for approval.

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

Case Officer: Reuben Berriman

Recommendation Date: 11/06/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council