

DELEGATED DECISION REPORT

SMD/2024/0224
Valid 13/05/2024

CHEDDLETON HEATH
HOUSE CHEDDLETON
HEATH ROAD
LEEK

EXTERNAL ALTERATIONS
AND SINGLE STOREY
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Whether the proposal comprises an exception to inappropriate development in the Green Belt
- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a detached brick and tile dwellinghouse and its associated curtilage, situated in the Cheddleton ward. The site is not located within the Development Boundary, instead it is on greenbelt land. The application site is bound by No. 1, No. 2, No. 3, No. 4 and No. 5 Cheddleton Heath Road to the South. The Cheddleton Heath Road highway runs adjacent to the site to the South and an open greenbelt area of land blankets the site along its Northern and Western curtilage.

PROPOSAL

The proposed development comprises a single storey extension to the dwelling and minor external alterations. The proposed rear extension would allow for a larger utility room with a W/C and a store on the ground floor of the dwelling. The proposed single storey extension would have a depth of approximately 5.85 metres beyond the rear elevation of the dwelling and a width of approximately 2.60 metres. The maximum height would be approximately 4.11 metres and the eaves height would be 2.34 metres. It would be constructed from materials which would harmonise with the existing dwellinghouse, including facing brickwork and mortar joints, plain clay roof tiles, white uPVC sash style casement windows with stone heads and cills and white uPVC vertically boarded doors with stone heads.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles

1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS9 Smaller Villages Area Strategy
SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places, 13 –
Protecting Green Belt land

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1995/0930 – Replacement stables. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 08/07/2024
Neighbour consultation period ends: 14/06/2024
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been received from Cheddleton Parish Council.

OFFICER COMMENTS

Principle of Development / Impact on the Greenbelt

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that

protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

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. A more limited focus on future growth is to be directed to smaller villages, including the rural area of Cheddleton. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

The application site is located in the Open Countryside and Green Belt whereby Policy SS10 of the Local Plan (2020) is applicable. Policy SS10 states that these rural areas will provide only for development that has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

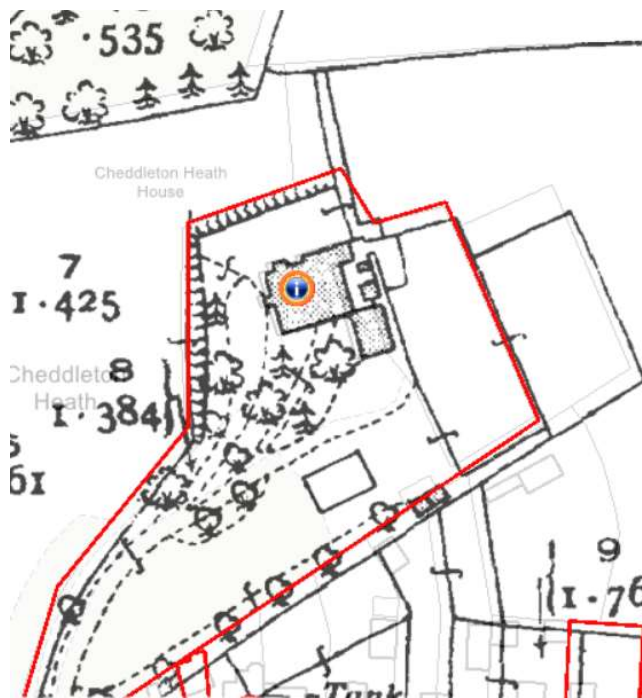
Part (3) of policy SS10 seeks to protect the quality and character of the area and requires all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape.

The site is located within the Green Belt. Part (6) of Policy SS10 states that the Council will *“maintain the Green Belt within Staffordshire Moorlands. Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.”*

The proposal is for a single storey rear / side extension to the dwelling. Paragraph 149 of the NPPF (2021) outlines that the construction of new buildings should be regarded as inappropriate in the Green Belt unless it meets an exception. Paragraph 147 of the NPPF (2021) states that ‘inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances’. One such exception is (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.

Neither the Local Plan nor the NPPF (2021) provide a definition of what is regarded as being ‘disproportionate’ for the purposes of Green Belt policy. However, previous policy guidance considered a development resulting in a 30% increase in the size of the original building as being acceptable. Whilst it is acknowledged that 30% increase is not planning policy, it does represent a useful “rule of thumb”.

The historic map of the site between 1937-1939 shows the garage to be attached to the side of the host dwelling, as can be seen below:



By looking at the historic map of the site from before 1940, as well as assessment through completion of a site visit, it is evident that the dwelling has not been extended since before 1940. Therefore, the addition of this small sized extension in a recessed area to the rear of the dwelling would not be considered to impose harm to the greenbelt by way of inappropriateness and harm to openness. Furthermore, an existing canopy would be removed to make provision for the proposed extension, which is already adding some volume to the dwellinghouse.

It is now necessary to identify whether there is any other harm arising from the proposed development.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that 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.

The proposed rear extension would be single storey, therefore the eaves and maximum heights of the extension would be set down from the parent building. Thus, it would be considered appropriate development in accordance with the Council's Design SPD. I note that the rear extension would clearly be set back from the principal elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling. The proposed extension would have a simple lean to roof form, which would complement the character of the host dwelling.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Facing brickwork and mortar joints, plain clay roof tiles, white uPVC sash style casement windows with stone heads and cills and white uPVC vertically boarded doors with stone heads would be used in the construction of the proposed extension. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the original street.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

Amenity

Paragraph 130 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 application site is bound by No. 1, No. 2, No. 3, No. 4 and No. 5 Cheddleton Heath Road to the South. Therefore, it becomes important to assess whether the amenity of these neighbours would be compromised.

Due to the approximately 37.04 metre distance between the proposed extension and the common boundary shared between the site and the neighbouring dwellings at No. 1, No. 2, No. 3, No. 4 and No. 5 Cheddleton Heath Road, it is clear that amenity impact would not occur, in the form of loss of light or privacy. Furthermore, the proposed extension would be tucked behind an existing garage which adjoins the dwelling, meaning that it would be out of sight from these neighbours.

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 proposed extension would not increase the number of bedrooms of the dwelling. Therefore, it is clear that no additional parking spaces will be required for the number of people inhabiting the dwellinghouse. Additionally, as the proposed extension would be to the rear of the dwelling, the spaces for off-street parking on the driveway to the front of the dwelling would not be compromised, in compliance with Policy T1.

Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity, minimal impact on the openness of the greenbelt and no overall impact on the highway, it is deemed acceptable under planning policy. Therefore, the proposed development is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 04/07/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council