

DELEGATED DECISION REPORT

SMD/2024/0185
Valid 30/04/2024

191 UTTOXETER ROAD
BLYTHE BRIDGE

**DEMOLITION OF EXISTING
SINGLE STORY EXTENSION
AND DETACHED GARAGE.
NEW TWO STORY EXTENSION
SIDE GABLE AND REAR
COMPRISING OF 2NO
BEDROOMS AND BATH ROOM
GARAGE AND
UTILITY ROOM WITH SINGLE
STORY ADDITION PROVIDING
KITCHEN EXTENSION WITH
REAR ACCESS.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Development in the Green Belt.
- Development in Flood Zones 2 & 3.

DESCRIPTION OF SITE

The site is a two storey semi-detached red brick dwellinghouse which is set off the highway on an unadopted road, and is in the Green Belt. The site also has a single storey modern outbuilding which is to be demolished for this proposal.

PROPOSAL

The proposal is for a one and two storey extension at the side and rear of the property, which is to replace an existing single storey extension at the rear and an existing outbuilding. The proposed extension is to be red brick, and the two storey element is to be 5.44 metres to the eaves, 8.1 metres roof ridge, extend from the side elevation by 2.6 metres, and will be 7.6 metres long. The single storey element will have a flat roof and be 2.7 metres to the eaves, and 2.9 metres to the roof lantern. It will extend from the rear elevation by 4.7 metres.

Revised plans were requested to reduce the length of the two storey element as it was felt that this was disproportionate to the host dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS10 Other Rural Areas Strategy

SD5 Flood Risk
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135, 154, 167.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places, 13 – Protecting Green Belt Land, 14 – Meeting the challenge of climate change, flooding and coastal change.

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

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired.
Neighbour consultation period ends: Expired.
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

Acceptance.

Staffordshire County Council Flood Risk Management Team

Commented

- *“Given the nature of the proposals, they would result in no significant change to the impermeable area and little change to the surface water runoff generated by the site. Therefore, the Flood Team have no further comments to offer on this application.”*
- *“there are no reported flooding hotspots within the vicinity of the property.”*

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. The site is in the Green Belt, where development is considered harmful to the Green Belt, and therefore must comply with one of the exceptions for development in the Green Belt. In this case, the exception is found in NPPF Paragraph 154 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*. The site has extant extensions which historic maps show to have been built after 1 July 1948, and therefore cannot be defined as part of the 'original building', as defined in Annex 2 of the NPPF. The original building is therefore considered to have a footprint of 51.9m², and later extensions totalling to 54.86m², and a net footprint gain of 22.86 metres, as the outbuilding is to be demolished. This represents a 44% increase in footprint. This is not considered to be a disproportionate addition, and is therefore acceptable in Green Belt terms as it would not have a negative impact on the openness of the Green Belt.

Policy SS10 states that the council will allow "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." This proposal is considered to be in keeping as it is to be constructed using matching materials to the existing as well as a sympathetic architectural style. The proposal is therefore 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. The proposal is to be built from matching materials as the host, as well as a sympathetic architectural style and will be set back from the principle elevation and will be set down at roof ridge level, and the revised plans have made the side elevation less overbearing and therefore the proposal is now subordinate to the host dwelling. The proposal features a flat roof which is generally unacceptable in design terms in the Staffordshire Moorlands, however the Permitted Development fallback has been considered, which could result in a very similar rear extension, and therefore the proposal is not considered to be harmful 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 No. 193 to the east, No. 189 to the west, and the River Blithe and agricultural land to the rear (north). As the proposal largely replaces an existing single storey extension at the rear, there would be no greater amenity impact for No. 193, particularly as it is located slightly to the north west. As the two storey element is on the western elevation and set below the existing roof ridge, it is not considered that the proposed extension would have a greater impact on amenity to No 189 as it would not cast a materially greater shadow, or have a greater overall impact on amenity. There are a number of side windows in the gable of no 189 but these all appear to be secondary. The proposal is therefore considered acceptable in terms of 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. SCC Highways have no issues with the development, and the proposal is compliant with Policy T 1.

Flood Risk

SCC Flood Risk Management have provided consultation which states that "Given the nature of the proposals, they would result in no significant change to the impermeable area and little change to the surface water runoff generated by the site". The site is therefore considered acceptable in terms of Flood Risk.

CONCLUSION / PLANNING BALANCE

On balance. The proposal is recommended for approval as it is acceptable in Green Belt terms as the net increase in floor area is not considered to be disproportionate. The proposal is acceptable in design, amenity, and highway safety grounds. As such, the application is recommended for approval.

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

Case Officer: Reuben Berriman

Recommendation Date: 09/07/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council