

DELEGATED DECISION REPORT

SMD/2024/0246
Valid 05/06/2024

BIRCH TREE FARM
ELIASES LANE
BIDDULPH MOOR

**PROPOSED FIRST FLOOR
EXTENSION TO CREATE
BATHROOM, PROPOSED
PLANT ROOM EXTENSION TO
REAR, PROPOSED SINGLE
STOREY SIDE EXTENSION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on Green Belt
- Impact on Character and Appearance

DESCRIPTION OF SITE

Stone 19th Century farm dwelling. Isolated rural location in the Green Belt within a high quality, attractive, rural landscape characterised as a 'Gritstone Upland'.

The stone dwelling is a simple two storey double fronted cottage with a gable projection at the rear that forms an L shape footprint. The corner alcove at the rear is filled with a single storey outrigger that runs down from the main roof in a 'cat slide' style.

The dwelling appears in its original, unaltered form without enlargement.

PROPOSAL

The application proposed the enlargement of the dwelling with a single storey addition that would extend from the original side wall of the dwelling by no more than half the width of the original dwelling (marginally exceeding 4m in height at 4.3m). The addition would present a full pitch roof and gable to the side elevation resolving to a lean to section at the rear.

At the rear the first floor addition would sit above the existing outrigger to form a gable with a full pitch roof that would sit adjacent to the original two storey gable, adjoining with a valley gutter.

Extending from the original rear wall of the dwelling by 2.5m a small lean to outrigger addition would be made to house the plant to a ground source heat pump and water treatment.

The development would be carried out using matching stone and clay roof tiles.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area
DC1 Design Considerations
DC3 Landscape Character
T1 Development and Sustainable Transport

Biddulph Neighbourhood Plan

SMDC Design Guide 2018

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 29th July 2024
Neighbour consultation period ends: 29th July 2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: Support Approval/No Objection. The Town Council suggest removing permitted development rights because the development is in the Green Belt.

OFFICER COMMENTS

Impact on the Green Belt

The dwelling 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 lists in the NPPF.

One such exception is the alteration and extension of a building provided it does not result in a disproportionate size increase over and above the original. The original building, as defined in the NPPF, is the building as it existed in 1947. The building in this case is in its 'original' form unaltered without enlargement since that date.

The development here would enlarge the footprint of the dwelling by more than 50%. All of that increase would be made at single storey and ground level, which means that volume and floor area increase would be closer to 25%. Footprint increase would be significant. However, much of that increase to the side wall of the original dwelling would largely be permitted development, the proposed scheme with this application

incorporates design cohesion and quality that might not necessarily realised if the applicant were to rely on what might alternatively be carried out under the GPDO. That is a matter that weights in favour of the development proposed with this application.

The dwellings location in the Green Belt is not itself an exceptional reason or justification for removing permitted development rights. Dwellings in the Green Belt still have permitted rights available, that is not a factor that restricts provisions in those regards. The proposal does not seek to trade on a 'maxing out' of available permitted development to achieve much larger extension. The development in this case is essentially very similar to what would be permitted as a side addition to the development.

Design and Impact on the Character and appearance of the area

To accord with the Local Plan strategy SS10 for the other rural areas an extension to an existing dwelling must be appropriate in scale and design and not have a detrimental impact on the existing dwelling and the character of the rural area.

Supplementary to this, local plan design policy DC1 requires development to be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage value of an area in line with the Council's Design Guide SPD. With regard to 'extensions', the design guide requires them to harmonise with the parent building, respect the dominance of the original building and be subordinate to it in terms of its size and massing, as an example, setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help'.

In this case the design and arrangement of the proposed additions would present a cohesion and good relatability with the original dwelling – in terms of roof pitch, use of matching materials and design detailing. The majority of the additions would be to the side at single storey, they would be clearly subordinate to and respect the dominance of the original dwelling and at half the width of the original it would not appear disproportionate.

The development would not appear harmful to the character of the rural area or landscape quality, it would not appear intrusive in the countryside or the landscape.

As such, there would be no conflict with policy DC1 or DC3 of the SMDC Local Plan.

CONCLUSION / PLANNING BALANCE

Overall, the developments design and appearance would relate discretely to the existing dwelling in a way that would respect its form, scale, and character in a subordinate complimentary manner.

The development would result in significant size increase to the footprint of the original dwelling, that would cause some harm to the Green Belt. However, the development would largely be permitted development and the scheme presented with this application incorporates design quality that might not be afforded were the development to otherwise rely on the provisions of the GPDO – a matter that weights in favour of the application proposal.

As such the developments would be compliant with Policies SS10, DC1, and DC3 of the Staffordshire Moorlands Local Plan and the provisions of the NPPF. It would also comply with the provisions of both the National Design Guide and the Staffordshire Moorlands Design Guide

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 31/07/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council