

DELEGATED DECISION REPORT

SMD/2024/0287
Valid 19/06/2024

201 PARK LANE
KNYPERSLEY

**PROPOSED TWO-STOREY
SIDE EXTENSION TO CREATE
ADDITIONAL HABITABLE
SPACE**

(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 semi-detached brick and tile dwellinghouse and its associated curtilage, situated in the Biddulph South ward. The site is not located within the Development Boundary, instead it is on greenbelt land. Two direct neighbours adjoin the site; No. 203 Park Lane being located to the East and No. 199 Park Lane to the West. The site is blanketed by open greenbelt countryside land to the North. The Park Lane highway runs adjacent to the site to the South.

PROPOSAL

The proposed development comprises a two storey side extension. The proposed extension would allow for a larger kitchen, an office and a utility room on the ground floor and an additional bedroom and ensuite bathroom on the first storey. The side extension would have a depth of 7.52 metres and would have a width beyond the Western side elevation of 2.90 metres. It would have a ridge height of approximately 7.92 metres and an eaves height of 5.48 metres. The proposed extension would be constructed from materials to match those used in the construction of the host dwellinghouse, including facing brick, render and plain clay tiles.

Revised plans have been received in respect of the “red” and “blue” land. Originally the plans illustrated a large red line area, which was not considered to be curtilage. The revised plan now accurately show the correct distinction between curtilage and land elsewhere owned by the applicant.

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

HNT/2023/0023 – Application to determine if prior approval is required for a proposed: Single storey rear extension measuring 6m beyond the rear wall of the original dwelling, 4m maximum height and 2.5m height to eaves. Withdrawn.
SMD/2024/0071 – Lawful development certificate for a proposed conversion of roof space to bedroom, proposed single storey rear extension, proposed pitched roof over existing single storey structure to rear. Unlawful.

CONSULTATIONS

Publicity

Site Notice expiry date: 15/08/2024

Neighbour consultation period ends: 19/07/2024

Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been received from Biddulph Town Council.

OFFICER COMMENTS

Principle of Development

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 Biddulph. 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.

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 two storey side extension. Paragraph 154 of the NPPF (2023) outlines that the construction of new buildings should be regarded as inappropriate in the Green Belt unless it meets an exception. Paragraph 152 of the NPPF (2023) 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 (2023) 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 proposed extension would equate to an increase in volume of approximately 43%. Although the extension to the property would exceed the 30% guideline, the Council do not consider that the extension would result in a disproportionate addition over and above the size of the original building, as it would not largely exceed the guideline. The extension visually appears subordinate to the dwelling.

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.

Although the proposed side extension would add a two storey element to the West facing side elevation of the dwelling, the proposed extension would reflect the style of the existing building in terms of the pitched roof to compliment the pitched roof of the dwellinghouse. The eaves and maximum heights of the proposed extension would be set down from the parent building, as well as follow the course of the original dwellinghouse, thus it would be considered appropriate development in accordance with the Council's Design SPD. Furthermore, the two storey side extension would be set back from the principal elevation of the dwelling, ensuring that it would have a subservient relationship with the original 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 brick, render, plain clay tiles and white UPVC 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 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 application site is bound by No. 203 Park Road to the East and No. 199 Park Road to the West. Therefore, it becomes important to assess whether the amenity of these neighbours would be compromised.

The two storey side extension would be located on the Western side elevation. As the neighbouring dwellinghouse at No. 203 Park Road is positioned to the East of the site, the two storey extension on the Western side elevation will be tucked behind the host dwelling on the opposite side to the neighbour. Thus, it is considered that the distance between the extension and the neighbouring dwelling would be substantial enough to ensure that light amenity of the neighbour is not impacted through any habitable windows, as the 45 degree rule would be complied with.

The proposed extension would be within close proximity of the neighbouring dwellinghouse at No. 199 Park Road. Due to the East to West sunlight trajectory, overshadowing on the neighbours at No. 199 could be caused by the addition of the proposed extension during the morning hours of the day. Thus the 45 degree rule has been assessed, between the corner of the proposed extension closest to No. 199 and the central point of their closest fenestration, to ensure that light amenity will not be impacted. Although the two storey side extension would breach the 45 degree rule to the closest side window on No. 17, this window notably serves a garage. Thus, this window is not considered by the Council as a primary, habitable window which needs to be protected. The 45 degree rule would not be breached in relation to any rear windows on No. 199.

Although there would be a window on the West facing side elevation of the proposed extension facing towards No. 199 Park Road, it shall be conditioned that this window is obscure glazed. Notably, the solid to void ratio on the side elevation of the proposed extension would protect the amenity of the neighbours at No. 199 more than the existing side elevation. An existing ground floor window and a first storey window would be removed from the side elevation which faces No. 199, as well as a conservatory structure to the side / rear of the site.

Highway Safety

Paragraph 108 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and should 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 increase the number of bedrooms of the dwelling from three to four. Despite the increase in the number of bedrooms, it is clear that the parcel of land owned by the applicants to the rear of the dwelling would be sufficient in providing the correct number of parking spaces for the number of people inhabiting the dwellinghouse. The available off road parking on the parcel of land to the rear of the dwelling would not be compromised as a result of the proposed extension, in compliance with Policy T1. A condition will be imposed to secure 3 off road parking spaces.

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 and no overall impact on the highway, it is deemed acceptable under planning policy. Therefore, the proposed extension is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley
Recommendation Date: 15/08/2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council