

DELEGATED DECISION REPORT

SMD/2024/0220
Valid 10/05/2024

LYNTON ROUGHCOTE LANE
CAVERSWALL

**PROPOSED EXTENSION TO
REAR AND SIDE OF EXISTING
DWELLING.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways
- Coal development area (Low-risk)

DESCRIPTION OF SITE

A detached brick and tile bungalow on the eastern side of Roughcote Lane with its principal elevation fronting the road. The dwelling is set back from the highway behind a hedgerow and double gates and sits within a generously sized, roughly rectangular/wedge shaped plot of land, the red edge plan shows the plot being slightly wider at the roadside edge than at the rear. There is parking space at the front of the bungalow with a further gated access to the rear of the property. The dwelling is currently being renovated.

For the purposes of planning policy consideration the application site is located within the Green Belt and a low-risk, coal development area.

PROPOSAL

A twin-gable extension at the back of the bungalow which slightly overlaps the northern side of the house to link with the rear of the existing garage. The extension would allow the formation of an open-plan kitchen/dining/lounge area and a separate study. The existing layout of the two bedrooms, the bathroom, hall, porch and lounge will remain the same. The proposed twin-gables would have large glazed areas including floor to ceiling glazing, a porthole window and bifolding doors. Proposed building materials are brick and tiles.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS10	Other Rural Areas Strategy
DC1	Design Considerations
DC3	Landscape and Settlement Setting
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections:

- | | |
|----|--|
| 2 | Achieving sustainable development |
| 6 | Building a strong, competitive economy |
| 9 | Promoting sustainable transport |
| 12 | Achieving well-designed and beautiful places |
| 13 | Protecting Green Belt land |

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

2356 Vehicular access to Lynton. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments: No representations received within the statutory consultation period.

Caverswall Parish Council: No objections subject to neighbours approval.

Severn Trent Water: No representations received within the statutory consultation period.

Staffordshire County Council Highways: Acceptance.

Site Visit Conducted on: 29-May-2024

Notes to Planning Officer:

- Application is for side and rear extension.
- Proposal does not affect parking requirement or provision.
- Access is existing and will remain unaffected.
- Proposal will not have a severe effect on the highway.
- Current records show that there were no Personal Injury Collisions on Roughcote Lane within 215m either side of the property access in the previous five years

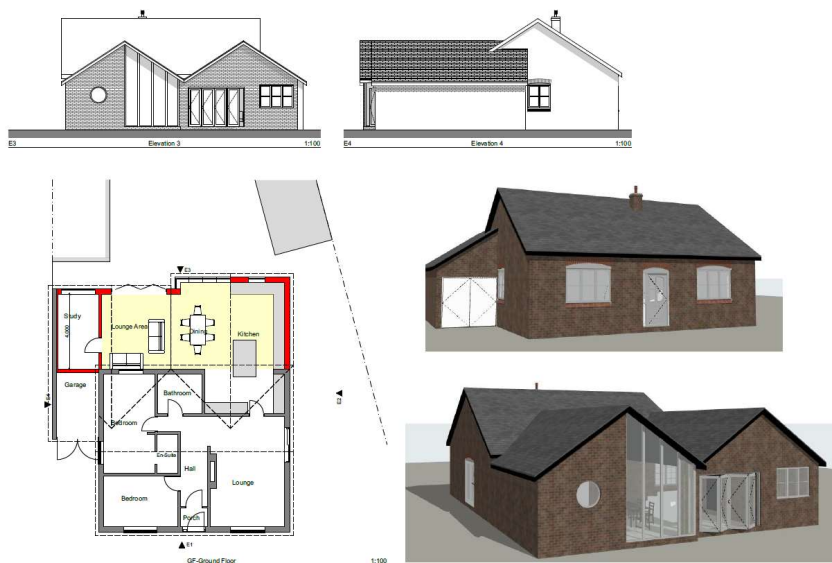
OFFICER COMMENTS

Principle of Development/design and visual impact

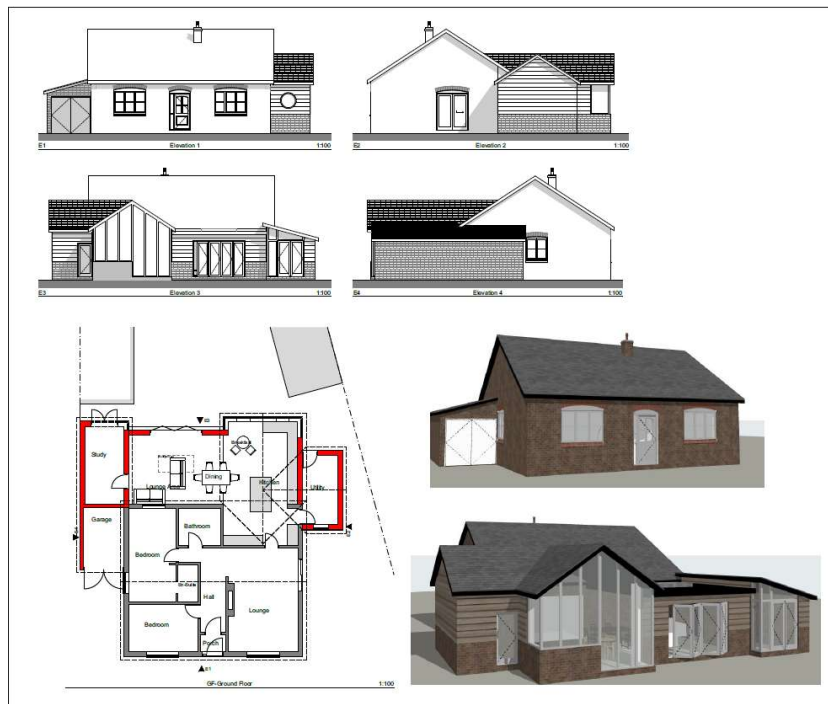
The application site is located within the Green Belt. National Planning Policy states that Local Planning Authorities should regard the construction of new buildings as inappropriate development unless the proposal falls within one of the listed exceptions. One of the exceptions is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.' Local Plan policy SS10 also supports domestic extension development within rural areas, stating that there is allowance for 'extensions or additional domestic outbuildings 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. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.'

Local Plan policy DC1 seeks good design which respects its site and surroundings by taking into account matters including scale, siting character and appearance.

For the purposes of clarification the application plans have been amended since they were submitted. The plans now under consideration are referenced RC-01-09 and are shown as follows.



The originally proposed plans are shown below. they were amended following on from Case officer comments expressing concerns about the proposal.



It is unknown whether the garage attached to the bungalow is an extension to the original property. The Green Belt policy provisions are taken into account and it is considered that the proposed extensions of the amended plan are not so significantly sized as to warrant refusal of the application on Green Belt grounds relating to disproportionate addition over and above the size of the original building.' Part of the scheme is to reuse some of the existing garage space so the study is not new footprint area, neither is the part of the kitchen area which links to the existing lounge. This part of the kitchen area is existing footprint which has just been opened up into the new extended area.

Whilst the use of twin gables has resulted in the addition of a higher roof, it is considered to be of an improved design as they omit the need for the previously proposed differing roof heights and styles which were at odds with the character of the bungalow. The twin gable arrangement is more simple in its appearance and reflects the form of the original bungalow. The extension retains a secondary/subordinate relationship with the existing bungalow by the use of lower ridge and eaves heights and proportioned depth/projection distance from the original rear, bungalow wall. The side view proportions are best represented on the southern elevation plan, the northern elevation appears somewhat out of proportion but this is due to the presence of the existing garage roof slope.

The other design amendments further ensure that the revised scheme is more appropriate. The use of matching bricks and tiles is welcomed, the removal of previously proposed timber cladding ensures compliance with design guides and the reduction in the extent of glazing is welcomed. There is some floor to ceiling glazing which adds a modern feature and greater amounts of natural light which the applicant is seeking, but the extent of it is now more suited to the building and ensures a good solid to void ratio which the original scheme did not have.

It is noted that all domestic extensions have some openness impact within the Green Belt simply by their very presence. It is borne in mind that Permitted Development Rights are intact, that there would be some fall-back position, and a 4.0m rear extension could be achieved without the need for planning permission, (it is recognised that the link to the garage could not be made under permitted development). This scheme proposes a slightly staggered footprint,

the largest projecting distance being approximately 4.9m. The property would also be eligible for a larger homes notification application.

The proposal would have limited effect upon any wider visual impact due to its set back position at the rear of the bungalow, boundary planting/hedgerow and fencing. It is considered that the scheme would comply with the requirements of Local Plan policy DC1 and DC3 which seeks to resist countryside intrusion.

Neighbour amenity

There are neighbouring dwellings to the north and south only. The Hollies (to the north) is a considerable distance away from the application side, divided from it by grassland, outbuildings and vehicular access track. There is no impact upon The Hollies. The dwelling to the south 'Malroy' is a two-storey, semi-detached dwelling separated from the application bungalow (Lynton) by the vehicular access drive belonging to Lynton. The separation distance between Lynton and its neighbour ensures there are no adverse overbearing issues which need to be considered. It is noted this is a ground floor extension only and no neighbour representations have been received. Overall the proposed extension would not harm the amenities of either neighbour.

Highways

The application does not propose the creation of any additional bedrooms. This is a two bedroom bungalow which will remain as such. Therefore there is no requirement to provide additional parking space within the curtilage of the property. The size of the plot means that parking for at least two vehicles can be accommodated as well as the extension footprint. The application does not propose any alterations to the existing vehicular access. The County Highways officer has confirmed acceptance of the proposal.

Coal development area (Low-risk)

The application site is within a low-risk coal development area. Latest advice contained on the Gov.uk website is that 'If you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the LPA' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 11.09.2024

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council