

## DELEGATED DECISION REPORT

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**SMD/2024/0472**  
**Valid 16/10/2024**

**MEADOWBANK WILLFIELD**  
**LANE**  
**BROWN EDGE**

**PROPOSED FIRST FLOOR**  
**EXTENSION ABOVE EXISTING**  
**GROUND**  
**FLOOR STRUCTURE WITH**  
**BALCONY**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- Development in the Green Belt
- Design
- Amenity

### DESCRIPTION OF SITE

The site consists of a detached redbrick dwellinghouse with a dual pitched tile roof, and its associated curtilage. The site fronts Willfield Lane, and backs onto agricultural land, and is in the Green Belt approximately halfway between the villages of Stockton Brook and Brown Edge.

### PROPOSAL

The application seeks permission for a two storey rear extension and balcony to be finished in brick to match the existing. the balcony is to be timber framed. The proposed extension will add a second storey to an existing rear extension. The proposal also seeks to alter some of the existing windows. Amended plans were agreed which shows the extension in brick to match the existing, rather than the white render which as shown previously. This was to make the proposal more in keeping with the host dwelling.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### **Staffordshire Moorlands Local Plan (Adopted 2020)**

SS1 Development Principles  
SS2 Settlement Hierarchy  
SS10 Other Rural Areas Strategy  
DC1 Design Considerations  
T1 Development and Sustainable Transport

#### **National Planning Policy Framework**

Paragraph(s) 1 -14, 47, 131, 135, 152 – 155.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places.  
13 – Protecting Green Belt land.

**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 relating to planning considerations received.

**Town / Parish Comments**

No comments received.

**Staffordshire County Council Highways**

No comments received.

**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.

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, and paragraph 154 of the NPPF states that:

*“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

*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;"*

Original building is defined in the glossary of Appendix 2 of the NPPF as a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally. The original building has an approximate Gross External Area of 132.6m<sup>2</sup>, and volume of 538.72m<sup>3</sup>. The building as a later rear extension with an approximate G.E.A. of 26.6m<sup>2</sup>, and volume of 100.19m<sup>3</sup>. The proposed development would occupy the same G.E.A. as the rear extension (other than the balcony supports), and would increase the volume by approx. 90.42m<sup>3</sup>, meaning a total increase of approx. 190.61m<sup>3</sup>, or approx. 35%, which is not considered to amount to disproportionate additions over and above the size of the original building in the Green Belt.

The proposed development must also comply with Local Plan policy SS10, as it is development in the open countryside, which states that the 'other rural areas' comprise the countryside and the Green Belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages. These areas will provide only for development which has an essential need to be located in the countryside, which can be demonstrated by the fact it is a self-build replacement dwelling. The Council and its partners will achieve this through the following actions:

1. Allowing 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;

The scale and design of the proposed development is considered appropriate, as discussed below. Therefore the proposed development complies with Policy SS10 and acceptable in the open countryside.

## **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 scale and design of the proposed development is considered appropriate to the sale of the host dwelling, as it is set down at eaves and roof ridge level, and the form and style of the extension match that of the host dwelling, and with the alteration of the existing windows the marriage between the host dwelling and the extension feels more harmonious than the existing lean-to roof. As such, the proposed development is considered acceptable in terms of design.

### **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 Springfields to the north and Braemar to the south, and agricultural land to the east. Due to the angle of the siting of the proposed development and degree of separation between the site and Braemar, it is considered that the proposed development would not have an unacceptable impact on residential amenity, as a result of the proposed side window. Being to the north of Braemar, no overshadowing will occur. The neighbouring property Springfields is much closer to the proposed siting of the extension. However, sufficient separation remains to avoid any overshadowing. No side windows are proposed in the north elevation. The proposal does include a balcony. However this property also has a balcony (SMD/2012/0789 – old reference 12/00714/FUL), and therefore there will be mutual overlooking and the amenity impact is considered neutral, and therefore acceptable in terms of amenity. Sufficient separation exists to the boundary with Braemar to avoid any loss of amenity either actual or perceived as a result of the balcony, especially taking into account the projecting single storey additions to Braemar along the boundary.

### **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 development will add a fifth bedroom to the property, however does not remove parking availability, and the site can accommodate three vehicles on the drive, therefore the proposed development is acceptable in terms of highway safety.

### **CONCLUSION / PLANNING BALANCE**

The proposed development, with design alterations agreed with the applicant, is considered acceptable as the impact on the Green Belt and amenity would not be considered unacceptable, and the design of the proposal is in keeping with the host property. On balance, and in light of the above, the application is recommended for approval.

**OFFICER RECOMMENDATION :    APPROVE, subject to conditions**

**Case Officer: Reuben Berriman**

**Recommendation Date: 10/12/2024**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**