

## DELEGATED DECISION REPORT

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**SMD/2024/0409**  
**Valid 06/09/2024**

**CARFIELD SUTHERLAND**  
**ROAD**  
**LONGSDON**

**REMOVAL OF**  
**PREFABRICATED GARAGE**  
**AND THE CONSTRUCTION OF**  
**A NEW LIVING ROOM AND**  
**ENTRANCE AREA**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- Impact to Green Belt
- Design and visual impact
- Neighbouring amenity
- Highway safety

### DESCRIPTION OF SITE

The application relates to a semi-detached bungalow with white rendered walls and a roof of plain dark grey tiles. The property lies on the west side of Sutherland Road outside of the settlement boundary of Longsdon, identified as being in the countryside and in the Green Belt. There are neighbouring dwellings to the north and south of the application site, and to the rear are open fields. It sits on an incline higher than the neighbouring property to the south known as Laureston. Parking for the property is available on hardstanding in front of a detached double garage to the side of the dwelling.

### PROPOSAL

Planning permission is sought to demolish the detached side garage and erect a single storey side extension to the dwelling. It will project 5.5m from the side of the dwelling and would be 5.8m deep. The proposed extension will feature a hipped roof which will match the main roof of the dwelling. It would have a ridge height of 2.8m to the eaves and 5m in height to the ridge.

The extension will use materials that match the existing.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

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

SS9 Smaller Villages Area Strategy  
SS10 Other Rural Areas Area Strategy  
DC1 – Design Considerations  
T1- Development and Sustainable Transport

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

## Section 12: Achieving well-designed places

## SITE HISTORY

|               |                                                                                                     |         |
|---------------|-----------------------------------------------------------------------------------------------------|---------|
| SMD/2007/1203 | Demolition of existing double garage and new dining room and kitchen extension to existing dwelling | Decided |
| SMD/2007/1210 | Single storey front extension                                                                       | Approve |

## CONSULTATIONS

## Publicity

Site Notice expiry date: 23/10/24

Neighbour consultation period ends: 3/10/24

## Public Comments

### Neighbour comments

No representatives received

## Longsdon Parish Comments

No comment

Staffordshire County Council Highways No comment

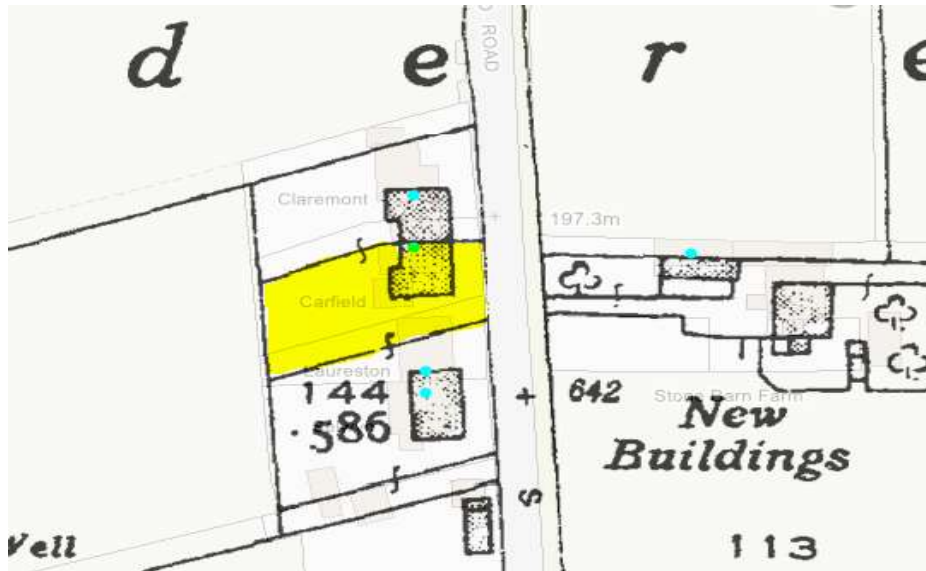
### OFFICER COMMENTS

## Impact to Green Belt/ design

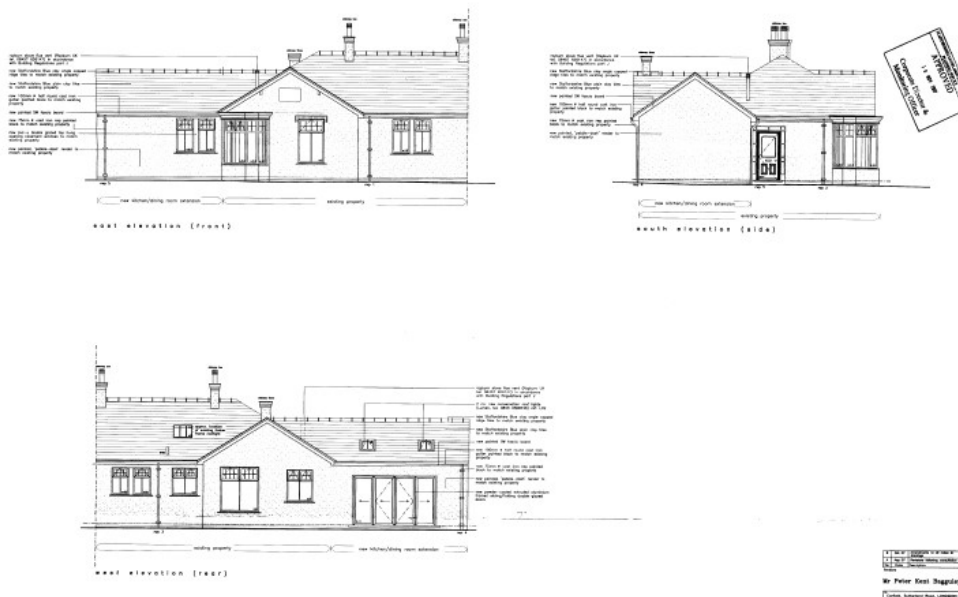
The application site is located in the Open Countryside and Green Belt whereby policy SS10 of the Local Plan (2020) is applicable. Policy SS10 states strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined under the NPPF.

Under Section 13 of the NPPF paragraph 154, it states that all development is considered inappropriate within the Green Belt unless it falls within certain appropriate exceptions. Para c) refers to extensions and alterations of a building provided that it does not result in disproportionate additions over and above the size of the original building. It is applicable in this case

In respect of para 154 c, the first consideration is what is original and whether the property has already extended to determine what cumulative change has occurred. Having been on site and considered the historic maps between 1937-1939, the dwelling appears to have partially extended to the rear via a single storey extension which seems apparent when compared against the handed property and the historic map's footprint shown on the plan outlined below. The single storey rear extension is an addition to the original building.



Permission was granted in 2007 for a single storey side extension (SMD/2007/1210), similar in scale with the minor change of roof type from approved gable to hipped. However, this was not implemented as the applicant has informed the case officer on site. For reference, the plan is shown below.



When considering the information before me, I have calculated the proposed and cumulative floorspace of the dwelling to be 37% to the original dwelling and the volume to an increase of 35%. The NPPF is not specific on what is 'disproportionate' and this was one method to consider whether the extension is deemed modest in relation to the original dwelling which typically, the Council would regard up to 30% over the original dwelling as 'proportionate'. This said, each case needs to be judged entirely on its merits and particular circumstances of the case. In this case, the footprint is relatively modest to the dwelling which benefits from a large original

footprint and visually appears truly ancillary to the host dwelling that it does not adversely impact on the identity of the dwelling. Furthermore, the removal of the garage for an extension would create some uniformity and taper the built development into one unit in a sympathetic manner.

Therefore, in view of this increase, the proposed extension is considered to be limited in extend and would accord with policy SS10 and Green Belt policy.

### **Design**

Paragraph 130 of the NPPF (2021) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The proposed extension would be set back from the front elevation of the principal elevation and the ridgeline would be lower than the existing dwelling. Therefore, the extension would appear subordinate to the existing dwelling and would not detract from the character of the existing dwelling.

In the original scheme, the hipped roof matched the main roof however appeared disjointed where the extension roof joint meets the main roof. The scheme was later revised to improve the visual appearance without compromising on parking spaces whilst also remaining subservient to the host dwelling. The amended proposal sought for a marginally wider side extension from 5.3m to 5.5m and setting in the extension back from 0.3m to 0.7m to the rear of the property. The minor changes are an improvement that would sit well within the street-scene.

The proposal would be carried out in facing material to match those of the existing dwelling which is deemed visually acceptable.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

### **Impact to neighbouring amenity**

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The main neighbouring property that this proposal would impact upon is the neighbouring property Laureston, south of the application site. The property sits closest to the proposed extension and has no side facing habitable windows (first floor window is obscure glazed).

Currently, the existing garage is projected 1.5m from the boundary. The proposal would be moved away from the boundary and would not project beyond the rear elevation of the existing dwelling, unlike the existing garage. It is acknowledged that

the height of the extension will be a considerable higher with a difference of 2.5m to ridgeline, however on balance, the increase in height is offset by the proposal siting away from the principal windows in the rear elevation of neighbouring property Laureston and there are no direct facing habitable windows from either party to cause undue overlooking.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

### **Highway Safety**

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off highway parking via a driveway fronting the proposed extension.

For a property of 2 bedrooms, 1 parking space is required. It has been demonstrated on site that at two cars are capable of parking on the driveway outside of the footprint of the proposed extension. On the assumption that the living room is to use as ancillary accommodation, there would sufficient space for 2 cars for a property of 3 bedrooms. Therefore, it is considered to meet Staffordshire Moorlands Parking Standards. As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

### **CONCLUSION**

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

**OFFICER RECOMMENDATION :    Approve**

**Case Officer: Lisa Li**

**Recommendation Date: 23/10/24**

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Signed by: Jane Curley

**On behalf of Staffordshire Moorlands District Council**

