

DELEGATED DECISION REPORT

SMD/2024/0469
Valid 14/10/2024

VICTORIA HOUSE
STANLEY MOSS LANE
STOCKTON BROOK

PROPOSED TWO STOREY
SIDE AND REAR EXTENSIONS
AND ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Development in the Green Belt
- Design

DESCRIPTION OF SITE

The site consists of a detached two-storey dwelling house finished in white render, and its associated curtilage. The site is within the Green Belt, on the edge of the settlement of Stanley Moss.

PROPOSAL

The application seeks permission for extension alterations and extensions to the property, including a large side and rear extension, taking the roof from gable to hipped, expanding the size of the windows, and lowering the eaves and alterations to the front facing gable outrigger and porch.

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, 139, 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: 31/01/2025

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

None 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.

The site is within the Green Belt and therefore needs to meet one of the exceptions for development in the Green belt, as laid out in paragraph 154 of the NPPF. In this case, the relevant part is paragraph 154 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'. The site has extant extensions which historic maps show to have been built after 1 July 1948, and therefore cannot be considered part of the 'original building', as defined in Annex 2 of the NPPF. The original building is therefore considered to have a Gross External Area (G.E.A.) of 75m², and proposed extensions totalling to 43.5m², which represents a 58% increase in G.E.A. of the building, which would be considered disproportionate, and therefore the proposal is unacceptable in principle.

As the proposal does not meet any of the exceptions at paragraph 154 it is therefore inappropriate development in the Green Belt and harmful by definition. There is also harm to openness arising from the increased scale and mass of the building. No considerations have been put forward which clearly outweigh the harm to the Green Belt by reason of inappropriateness and any other harm such that very special circumstances exist. For these reasons the proposal conflicts with Policy SS10 and the NPPF.

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, and ensure that developments will add to the overall quality of the area, not just for the short term but over the lifetime of the development and are visually attractive as a result of good architecture and layout. Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

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.

In this case, a significant amount of alterations are to take place which affect the dominance of the original building, such as lowering the eaves, replacing the gable with a hipped roof, a significant , 'L' shaped side and rear extension as well as lengthening the windows to match the side extension. The proposed alterations completely envelop the host dwelling, such that it reads as a new dwelling, and as a result is contrary to the design guide. The proposal does not reflect local design styles, and contradicts design guidance and supplementary planning documents due to the scale of the development, and the way it impacts the host dwelling. The design of the proposal diminishes the dominance of the host building by obscuring the principle elevation behind later additions and alterations, and also negatively affects the character of the local area, and is therefore contrary to the Design Principles SPD and Policy DC 1.

The proposed development is also unjustified in Local Policy SS10, which only allows 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. This is not the case for the proposed development, and therefore the proposal is unacceptable.

Overall, the proposed extension creates a disharmonious composition which would detract significantly from the character and appearance of the host dwelling and the street scene within which it sits. Therefore the proposal goes against the Design Guides set out by Staffordshire Moorlands District Council, and Paragraph 134 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning

documents such as design guides and codes. For these reasons the proposal conflicts with relevant parts of Policies DC1 and SS10, the Staffordshire Moorlands Design Guide and the NPPF.

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 the properties known as Badgers Brook and Hillbury to the north-west. the proposed extensions and alterations would not impact these properties due to the degree of separation, and the lack of overlooking windows – the only window orientated in the direction of neighbours serves the stairwell. Therefore the proposal is acceptable in terms of amenity

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 proposal would not increase the number of bedrooms in the property, nor remove parking availability, and therefore the proposal conforms with Policy T1 and is acceptable in terms of highway safety.

CONCLUSION / PLANNING BALANCE

The proposed development is unacceptable in principle in the Green Belt as it would amount to a disproportionate addition over and above the size of the original building. It is inappropriate development in the Green Belt and there are no very special circumstances. The proposed development is also contrary to Policy DC1, the Local Design Guide SPD and Policy SS10 as it is not considered to be appropriate in scale and design and would have a detrimental impact on the existing dwelling and the character of the rural area.

The recommendation is to refuse.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Reuben Berriman
Recommendation Date: 04/02/2025

X *J Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council