

DELEGATED DECISION REPORT

SMD/2025/0004
Valid 29/01/2025

THE MOUNT CLEWLOWS
BANK
BAGNALL

PROPOSED SINGLE STOREY
SIDE EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the area

DESCRIPTION OF SITE

This application relates to a plot positioned on the north eastern side of ClewloWS Bank, Bagnall. The site comprises of a detached dormer bungalow with landscaped gardens to the side and rear. ClewloWS Bank is a predominantly residential in character and comprises dwellings of varying type, age and architectural design.

The existing bungalow is a replacement dwelling that replaced a small bungalow with significant size increase. The bungalow has a largely L shape footprint with a large front projecting and facing gable. The bungalow presents to the roadside with close proximity to the boundary. The plot has an elevated ground level behind a stone retaining wall and sits above the road.

The land to the north west of the bungalow is open field within the Green Belt. To the south east of the bungalow there is private lane access that serves dwelling to the north and passes between the side elevation of the applicant's bungalow and the front of its adjacent neighbour at Ivy Cottage.

PROPOSAL

The application seeks permission for a flat roofed 'orangery' with a roof lantern to the north west facing side elevation, which would project 7 metres from the host dwelling.

Revised plans were negotiated which sets the extension back from the front elevation.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS9 Smaller Villages Area Strategy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations

DC2 The Historic Environment
DC3 Landscape and Settlement Setting
E1 New Employment Development
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 12 – Achieving well designed and beautiful places.

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

- SMD/2008/1177. (OLD REFERENCE: 08/01615/FUL). DESCRIPTION: Erection of a replacement dwelling. DECISION: APPROVED.
- SMD/2016/0074. DESCRIPTION: Proposed side conservatory and attached garage with loft space above. DECISION: APPROVED.
- SMD/2024/0286. DESCRIPTION: Proposed single storey side extension and 2 storey side extension. DECISION: REFUSED.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Staffordshire County Council Highways

None.

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. Bagnall is identified in the Local Plan settlement hierarchy as a 'smaller village'. These villages are within the countryside and do not have allocated settlement boundaries. However, Bagnall is a village which did have a boundary under the terms of the old 1998 Local Plan and this had the effect of taking the village out of the Green Belt that surrounds. In this case therefore, the Green Belt boundary provides a kind of de facto edge to the settlement. The application property is not within the Green Belt and is within an area that can be considered to be part of the village.

Within smaller villages and other rural areas Local Plan policies SS9 and SS10 makes provision for householder development to meet local housing needs providing extensions 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.

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 existing bungalow presents, and is within close proximity, to the roadside. Viewed from the road to the north west, it is of prominent height and position situated on a plot behind retaining wall where the road falls away. The dwelling is a large dormer bungalow with first floor accommodation within considerable roof mass. To the front a projecting gable projects toward the roadside and has imposing presence this creates a roughly L shape footprint.

The proposal to extend the dwelling 7m to the north west side would create an overly wide and rangy elevation and run of disjointed building form that would present to the roadside. The proposed orangery would be a flat roof boxy addition that would extend from the side wall of the prominent gable projection in front of the main line and form of the bungalow adjacent to the roadside. From the north west where the road falls away the orangery would appear prominent and have excessive height above the boundary wall and roadside. The flat roof would have a poor and disjointed relationship with a large and imposing part of the dwelling, and would be contrary to the Design Principles SPG, which states that '*flat roofs should be avoided*'.

For these reasons it is considered that the proposed extensions would not respect the scale, form and character of the original dwelling. The development would appear prominent and exposed to public vantage, with resultant harm to local distinctiveness and the character and appearance of the area. The development would therefore, conflict with policies SS9, SS10, and DC1 of the SMDC Local Plan, the SMDC Design Guide, and the terms of the NPPF.

There is planning history for two similar proposals, albeit larger with an additional extension on the opposite gable end, with one approved in 2016, and the other refused in 2024. In 2020, a new Local Plan was adopted, setting out the current policies for development. Therefore, it is not considered that this proposal has overcome the design issues which were identified in the 2024 refusal, as the proposed orangery is very similar in design and scale, in the same prominent location previously identified as being harmful to the character of the property and wider area. Therefore, the proposed development is not acceptable in terms of design.

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.

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. This site is bounded by agricultural land on two sides, and highway to the other two sides. The omission of the two storey side extension has overcome the amenity issues present in the previously refused application as the orangery would only face out onto the highway and agricultural land, and therefore the proposal would be acceptable in terms of local amenity.

Highway Safety

Paragraph 109 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. As the proposed development would not remove parking availability, nor add additional bedrooms, the proposal would be acceptable in terms of highway safety.

CONCLUSION / PLANNING BALANCE

The householder development would result in an overly wide front elevation and run of building form that, with significant roadside proximity and presence, would appear as a disjointed connection of poorly related building forms.

The development would appear prominent and exposed to public vantage, with resultant harm to local distinctiveness and the character and appearance of the area, and as a result would be of poor design. 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. The development would therefore, conflict with policies SS9, SS10, and DC1 of the SMDC Local Plan, the SMDC Design Guide, and the terms of the NPPF.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Reuben Berriman

Recommendation Date: 03/06/2025

X



Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council