

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

10th August 2023

Application No:	SMD/2022/0664	
Location	12 Maple House Maple Grove, Cheddleton	
Proposal	Extension on the first floor over the garage, ground floor rear extension replacing the conservatory and guarding to be added to garden room roof to create a decking area.	
Applicant	Mr and Mrs Bloor	
Agent	Andrew Dukesell	
Parish/ward	Cheddleton	Date registered:
If you have a question about this report please contact: Hannah Hollins email: Hannah.Hollins@staffs Moorlands.gov.uk		

REFERRAL

The application has been called into Committee by Cllr Worthington to consider the impact of the development on neighbouring occupiers, and the street scene.

1. SUMMARY OF RECOMMENDATION

Refuse

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The site comprises a detached brick and tile dwellinghouse and its associated curtilage, situated in the Cheddleton Ward. The site is within an area of Green Belt, where development is more restricted. The site is enclosed by neighbouring dwellings comprising a section of Maple Grove. No. 10 Maple Grove lies to the North of the site and No. 14 Maple Grove is situated to the South. The rear curtilage of the site adjoins the Hospital Wood Ancient Woodland to the West, which includes an area of TPO woodland. The Maple Grove highway which serves the proposed site is to the East.

2.2 It is noted that a number of properties within the street scene have been extended. However the established character of the street has been retained.

3. THE APPLICATION AND DESCRIPTION OF THE PROPOSAL

3.1 The proposed development consists of a single storey rear extension and a first storey extension over a garage on the principal / side elevation of the dwellinghouse.

Additionally, the proposed works include guarding to be added to the garden room roof to create a decking area. The single storey rear extension would allow for a sun room on the ground floor and the first storey principal elevation / side extension would allow for a fifth bedroom and ensuite bathroom on the first floor.

3.2 The single storey rear extension would have a flat roof, with a maximum height of 3.64 metres (to the top of the roof light) and maximum eaves height of 3.0 metres measured externally from natural ground level. It will have a depth of approximately 4.95 metres and a width of 8.88 metres.

3.3 The first storey front and side extension would have a gable roof to reflect that of the existing single storey garage. It would increase the height of the existing single storey garage to the front of the dwelling to approximately 7.84 metres and the eaves height to 5.42 metres. It would extend beyond the existing principal elevation of the first storey of the dwelling by approximately 5.38 metres and would have a width of 5.52 metres.

3.4 Materials used in the construction of the proposed extensions would match those used in the construction of the existing dwellinghouse, including brick, plain slate tiles, GRP flat rubberised roof and timber effect UPVC.

3.5 The application and consultation responses can be viewed at

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=167404>

4. RELEVANT PLANNING HISTORY

N/A

5. PLANNING POLICIES RELEVANT TO THE DECISION

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

5.1 The Development Plan comprises the Local Plan Development Document (adopted September 2020).

5.2 The following Local Plan policies are relevant to the application:

- SS1 - Development Principles
- 1a - Presumption in Favour of Sustainable Development
- SS2 - Settlement Hierarchy
- SS9 - Smaller Villages Areas Strategy
- SS10 - Other Rural Areas Strategy
- DC1 - Design Considerations
- T1 - Development and Sustainable Transport

National Planning Policy Framework (NPPF) Revised (2019)

5.3 The following sections of the NPPF (2019) are particularly relevant to this application:

- Paragraph(s) 1 – 14
- 4 – Decision making
- 12 – Achieving well designed places
- 13 – Protecting green belt land

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

6. CONSULTATIONS

Neighbour letters	Expiry date for comments: 03/02/23
Site Notice Posted	13/01/23
Press Notice	N/A

Public response to consultation

6.1 One comment of support has been received from the neighbours at No. 10 Maple Grove.

Parish Council Comments

6.2 Cheddleton Parish Council do not object to the application.

Staffordshire County Council Highways Comments

Site Visit Conducted on: 23-Jan-2023

6.3 The proposal is for the construction of a single storey extension to form a sunroom to the rear of the property, an extension over the garage is also proposed and will provide 5th bedroom with en-suite. It is noted Drawing Number PL 04C details the existing garage is to be reduced in size from 5.1m wide by 5.4m long to 5.1m wide by 3.1m long to provide a utility room. The reduced garage does not meet with the minimum internal dimensions for a garage which are single garage 3m wide by 6m long or double 6m wide by 6m long.

6.4 Parking is not shown on the submitted plans however it was noted at the site visit there is sufficient space on the driveway to accommodate parking for 3 vehicles. Therefore, it is considered the proposal meets with the Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

6.5 The proposal will not have a detrimental impact on the adopted highway. I have no objection to the proposal (application number SMD/2022/0664).

Arboriculture Officer

6.6 The application site lies within the large blanketed extent of Area A1 protected under Tree Preservation Order (TPO) No. SM.213. Of particular note in relation to this application are a large mature Redwood tree situated in the gap between the sides of the dwellings at Nos. 12 and 14 Maple Grove, and a Purple Maple on the

lawn in front of the east-south-east gable end elevation of the existing garage at No. 12.

6.7 The proposed first floor extension for new en-suite bedroom above the existing garage would have no impact on the roots of the Maple, being built off the existing structure. The new bedroom would have a secondary window in its east-south-east gable end facing directly towards the Maple and in close proximity to the outer edge of the tree's canopy. However, the new bedroom's primary window would face south-south-west and its outlook would not be unduly affected by the presence of the tree. This element of the application would therefore not have harmful impact on the protected trees. Whilst occasional minor pruning of the north-west edge of the canopy may anyway be required from time to time in order to avoid direct encroachment/contact, subject to separate TPO tree works application and grant of consent, the presence of the first floor gable secondary window to the new bedroom, if approved, would not be considered justification for removal of the tree, nor for major crown reduction, in order to increase light levels to the room. An informative note to this effect is requested, as set out below.

6.6 The proposed rear ground floor extension to replace the existing conservatory would essentially be based on the conservatory footprint, but then continue further along the rear elevation of the main dwelling i.e. away from the Redwood tree to the side of the dwelling. In these circumstances this element of the application would have no adverse impact on this tree.

6.7 Whilst neither extension would themselves affect the roots of these trees, it would be appropriate to require temporary tree protection barriers during construction in order to guard against indirect root damage eg by ground compaction which could arise from construction materials stored beneath the tree canopies, as per requested condition below.

6.8 The proposed guarding to the existing garden room flat roof would have no impact on trees. I have no objection to this application (subject to one condition)

7. OFFICER COMMENT AND PLANNING BALANCE

7.1 The main issues relate to:

- Green Belt and Design Considerations
- Neighbour amenity
- Highway safety

Green Belt and Design Considerations

7.2 Although the application site lies on a modern housing estate it formed part of the former St. Edwards Park which was allocated for redevelopment in the previous Local Plan. It lies outside any recognised settlement boundary within an area which is washed over by the North Staffordshire Belt and whereby policy SS10 of the Local Plan (2020) and chapter 13 of the NPPF (2019) are applicable. Part (6) of policy SS10 states that strict control will continue to be exercised over inappropriate

development within the Green Belt, allowing only for exceptions as defined by Government policy.

7.3 The proposal is for a single storey rear extension and a first storey extension over a garage on the principal / side elevation of the dwellinghouse. Additionally, the proposed works include guarding to be added to a detached the garden room roof to create a decking area.

7.4 Paragraph 145 of the NPPF (2019) outlines that the construction of new buildings should be regarded as inappropriate in the Green Belt unless it meets an exception. Paragraph 143 of the NPPF (2019) states that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'.

7.5 One such exception is (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. Neither the Local Plan nor the NPPF (2019) provide a definition of what is regarded as being 'disproportionate' for the purposes of Green Belt policy

7.6 Local Plan Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place; having regard to matters of siting, scale, density, character and appearance. NPPF paragraph 124 states that 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

7.7 The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

7.8 The application site comprises an 'L' shaped dwelling. It has an existing projecting gable which at present is partially two storey and partially single storey. Because of its height the 2 storey element appears as the most dominant feature on the dwelling. Whilst the existing garage extends further than the two storey element this is seen secondary and subservient element due to its lower height.

7.9 The proposed development would provide a first floor addition above the existing single storey garage. The overall scale of the extension is therefore dictated by the proportions of the existing structure. As a result the degree to which 2 storey element of the gable projects from the front of the house would increase from just over 4m to almost 10m resulting in an even more dominant feature within the street scene. Whilst the ridge of the proposed extension would be c.13cm lower than the existing 2 storey gable and c.38cm lower than the ridge of the main house, rather than appear as a secondary and subservient addition the resultant gable by virtue of its height and combined projection then becomes the dominant feature and detracts from the character and appearance of the host building and the street scene by virtue of its size, scale, form and design.

7.10 Whilst the area is characterised by large detached dwellings set in spacious plots one of the consistent features in the locality is that garages are single storey in nature. A common feature of the dwellings amongst the streetscape is the single storey projecting gables to the front of the dwellings. Furthermore, projecting gables on nearby dwellings are less deep than the gable would be if this extension were to be erected. Whilst first floor accommodation has been provided in some of the dwellings in the surrounding area this has been achieved through the provision of a dormer window in a catslide arrangement rather than a full blown first floor addition. This is a much more sensitive way of providing the accommodation as it allows the existing dwelling to dominate and therefore does not have the same impact on the character and appearance of the dwelling.

7.11 The first storey side / front extension would not be of a design which would complement and reflect features of the host dwellinghouse or the surrounding dwellinghouses. The estate is very deliberately designed the way it is and is pleasant to look at when viewing the street scene. The first storey extension would disrupt the balance of the pair of identical detached dwellings (the site and No. 10 Maple Grove). The first storey projecting gable would be too deliberate, unbalancing the property and leading to the projecting gable having a depth larger than the depth of the existing dwelling. This would not be proportionately correct and would therefore be visually harmful and incongruous amongst the street scene.

7.12 A similar extension was refused at appeal at a house nearby (under the reference SMD/2016/0481). The appeal decision report states the following:

“the proposed extension would visually dominate the original two-storey projecting front facing gable of the host dwelling and would result in the loss of the single-storey mono-pitched garage roof. These are both key architectural features that make a positive and unifying contribution to both the host dwelling and the street scene. Consequently, the proposed first floor extension would appear incongruous in the context of the host dwelling and the street scene.”

The proposed first storey front and side extension would create exactly the same design issues.

7.13 By virtue of its size, scale, form and design it is considered that the proposed extension would result in a disproportionate addition which would detract from the character and appearance of the host building to its detriment. In this respect the proposal is also considered to be inappropriate development in the Green Belt and contrary to the guidance contained in the NPPF and policies DC1 and SS10 of the adopted Local Plan

7.14 The materials used in the construction of the proposed extensions would match the existing, thus they would be in keeping with the existing building and immediate neighbours.

7.15 The proposed extension to the West facing rear elevation would be single storey, therefore the eaves and maximum heights of the extension would be set down from the parent building. Furthermore, it would replace an existing, albeit

smaller, conservatory. Thus, when considered in isolation it is not considered to be disproportionate and it would be considered appropriate development in accordance with the NPPF, Local Plan Policy and the Council's Design SPD as it would be subordinate to the host dwelling. However, when considered cumulatively with the proposed first floor extension it adds to the disproportionate nature of the proposed extensions and creates further conflict with Green Belt policy by way of inappropriateness and harm to openness.

7.16 The proposed extension to the rear elevation would have a flat roof, which would not usually be considered acceptable in line with the Staffordshire Moorlands Design Guide SPD. Whilst this would not complement the host dwelling, it is considered that it would not detrimentally impact the host dwelling or surrounding area. This is because it would not be largely visible from the wider public domain due to the substantial amount of boundary treatment which surrounds the rear and side garden, in the form of mature soft landscaping and close boarded fencing. Thus, in this instance, the flat roof would be considered acceptable.

7.17 It is considered that the proposed guarding around the roof of the garden room outbuilding is acceptable in terms of its' design. The guarding would not be visible at all from the wider public domain due to its positioning within the rear curtilage of the dwelling, and therefore it would not be considered visually incongruous.

7.18 These considerations do not outweigh, however, the concerns with regard to the first storey front / side extension that would not meet National Planning Policy and the Staffordshire Moorlands Design Guide SPD as detailed above. This application is therefore considered not to be in accordance with Policy DC1 of the Local plan, section 12 of the NPPF and the Design Guide SPD.

Impact to neighbouring amenity

7.19 Paragraph 127 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.

7.20 Due to the East to West sunlight trajectory, the proposed single storey rear extension could cause some shadowing over the neighbour at No. 10 during the afternoon hours. Despite the single storey rear extension being positioned within closer proximity to No. 10, it would not breach the 45 degree rule from its corner closest to this neighbour to the central point of the neighbours' nearest fenestration. A large amount of mature soft landscaping and fencing create the boundary treatment between the site and No. 10, acting as another barrier to mitigate loss of light and overbearing impacts.

7.21 The single storey rear extension would not impact the light amenity of the neighbouring dwelling at No. 14 Maple Grove, as this property is located to the south. A substantial amount of garden space is located between the host dwelling and the neighbouring dwelling at No. 14, notably reducing the impact of the single

storey rear extension. Additionally, the substantial amount of boundary treatment in the form of fencing and planting would aid in mitigating light amenity impact.

7.22 Turning to the front extension, the neighbouring dwelling at No. 10 Maple Grove is located North of the site and therefore, there is the potential for overshadowing during the middle part of the day. Despite the close proximity of this neighbour to the site, given that this property is a mirror image of the application dwelling, it has a similar front projection alongside, with no principal windows in either the front or south side elevations. Therefore no overshadowing should occur.

7.23 The distance between the proposed extension and the neighbouring dwelling at No. 14 (approximately 21.60 metres) coupled with the fact that it is located to the south would eliminate any chance of overshadowing which could be caused as a consequence of the erection of the proposed first storey front / side extension.

7.24 There would be two small side windows on the side elevation of the proposed single storey rear extension which would face the neighbour at No. 14. A set of bi-fold doors would be incorporated into the side elevation of the rear extension facing onto No. 10. As this fenestration would be at ground floor level and there is sufficient boundary treatment in place to mitigate loss of privacy, there would be no resulting amenity impact on any of the neighbours.

7.25 There would be one window on the side elevation of the first storey front / side extension which would face the neighbours at No. 10 and one window on the side elevation facing No. 14. The side window facing onto No. 14 would be considered acceptable. As an identical first storey side window on the existing dwelling already faces onto this neighbour, their privacy amenity would not be impacted more than the existing situation. The window facing towards no.10 is at a much closer proximity but serves a bathroom. If Members were minded to approve the application a condition could be applied to ensure that this is obscure glazed, to protect the privacy amenity of this neighbour.

7.26 No adverse amenity impact would occur on the privacy of any direct neighbours as a result of the guarding around the garden room outbuilding roof. The roof terrace area that would be created overlooks open countryside to the rear. With regard to the privacy of properties to each side, due to the partially subterranean nature of the structure, overlooking would be minimal. The substantial amount of boundary treatment surrounding the site in the form of mature hedging and fencing would also aid in ensuring that no overlooking could occur as a result of the use of this roof space.

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

Highway Safety

7.27 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.

7.28 The proposed first storey extension would increase the number of bedrooms of the dwelling from four to five. Despite this, as the dwelling already has four bedrooms, three spaces are already required under the Staffordshire Moorlands Parking Standards, as stated by Staffordshire County Council Highways. For four or more bedrooms, three parking spaces are required. Thus, it is clear that no additional parking spaces will be required for the number of people inhabiting the dwellinghouse. Additionally, as the proposed extensions would be to the first storey and rear elevation of the dwelling, off-street parking to the front of the dwelling would not be compromised, in compliance with Policy T1.

7.29 Staffordshire County Council Highways do not object to the proposed development at the site, stating that they have no highway safety related concerns.

7.30 Thus, the proposed extensions would have no impact on highway safety, in accordance with Policy T1.

8. PLANNING BALANCE & CONCLUSIONS

8.1 On balance it is considered that the proposal would by virtue of its size, scale, form and massing represent a disproportionate addition which would unacceptably harm the character and appearance of the host building and the wider surrounding area to its detriment. The proposal therefore represents inappropriate development in the Green Belt as it does not fall under the exceptions criteria of development listed in paragraph 89 of the NPPF. The proposal is therefore by definition harmful to the Green Belt and its openness. Furthermore, the Council does not consider that there are any very special circumstances which have been advanced in support of this application which can be considered to outweigh this harm.

8.2 The first storey side / front extension cannot be supported in principal as it will detract from the host dwelling and surrounding street scene. The first storey extension would be of an inappropriate design which would be out of character with the existing dwelling and surrounding residential area. An important characteristic architectural feature of a number of the dwellings comprising the street scene is the single storey projecting gable on the principal elevations. The addition of a first storey extension to the single storey projecting gable at the site would unbalance the site with the identical neighbouring dwelling at No. 10. Additionally, it would elongate the footprint of the projecting gable, resulting in it having a larger depth than the host dwelling. Thus, the first storey extension would not comply with Policy DC1, Policy SS10 and Section 12 of the NPPF and the Staffordshire Moorlands Design Guide SPD. It is therefore recommended for refusal.

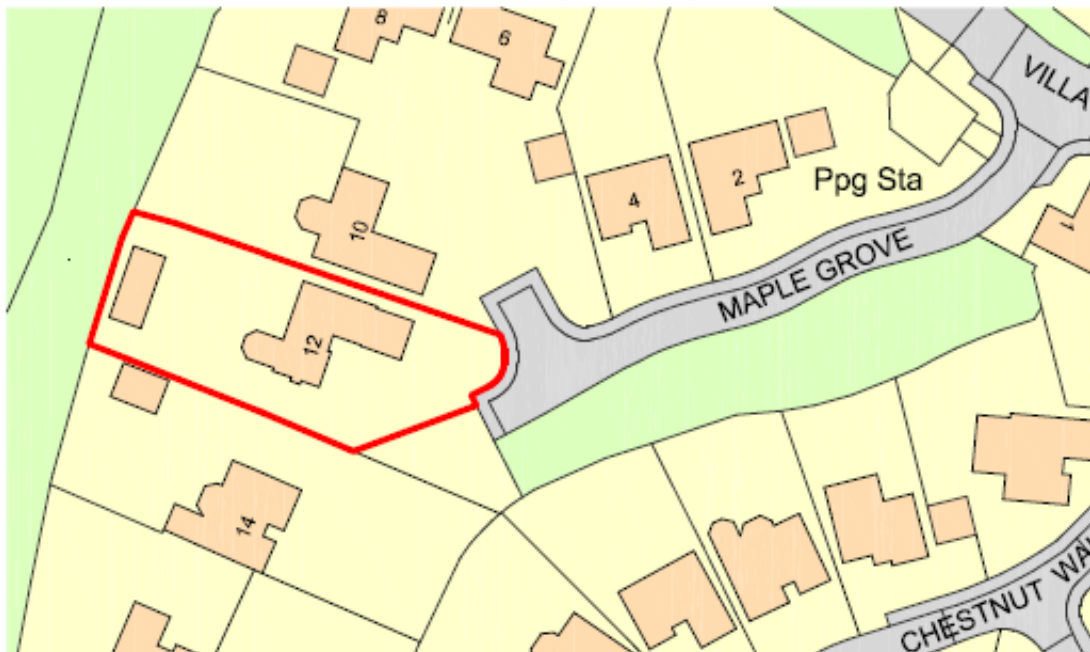
9. RECOMMENDATION

A. That planning permission be REFUSED for the following reason:

- 1. The proposal would by virtue of its size, scale, form and massing represent a disproportionate addition which would unacceptably harm**

the character and appearance of the host building and the wider surrounding area to its detriment. The proposal therefore represents inappropriate development in the Green Belt as it does not fall under the exceptions criteria of development listed in the NPPF. The proposal is therefore by definition harmful to the Green Belt and its openness. Furthermore, the Council does not consider that there are any very special circumstances which have been advanced in support of this application which can be considered to outweigh this harm. Accordingly the proposed development would be contrary to policies DC1, SS10 of the adopted Staffordshire Moorlands Local Plan 2020 and guidance contained in the National Planning Policy Framework.

- B. B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.



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Site Location Plan

Metres

10 20 30 40 50 60 70 80 90 100

SCALE 1:1250

