

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

25th January 2024

Application No:	SMD/2023/0490	
Location	Marsh House, Uttoxeter Road, Draycott in the Moors	
Proposal	Single storey extension to existing dwellinghouse	
Applicant	Mr Sean McLaughlin	
Agent	James Boon Architecture	
Parish/ward	Checkley	Date registered: 5 th Oct 2023
If you have a question about this report please contact: Benjamin Hurst tel: 07738506367 benjamin.hurst@staffsmoorlands.gov.uk		

REFERRAL

The application is before committee at the request of Cllr Mark Deaville.

1. SUMMARY OF RECOMMENDATION

REFUSAL

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The main road running east to west through Draycott towards the A50 junction, is Uttoxeter Road. Marsh House sits to the south west of Draycott, to the south of Uttoxeter Road, accessed along a rural track. The original structure at Marsh House is understood to have been constructed circa 1800 as a farmhouse to the surrounding land. It appears the original building was a two storey house serviced with two ground floors and two first floor rooms. The original building has been extended over time, the first apparent extension is an additional ground floor room to the rear with a second extension directly above this room. This work is assumed to have been undertaken in the early 1800's. Towards the end of middle 19th Century (circa 1860) a process of modernisation was undertaken with the addition of a new entrance, relocation of original staircase and construction of hallway with a bedroom over. A cellar was constructed to the underside for storage.

2.2 To the north east the dwelling presents a large, perfectly balanced, double fronted brick elevation. The front elevation has full height sash windows framed by stone pilasters that are positioned either side of a central entrance that sits beneath a stone arch. The elevation makes an architecturally grand announcement with hipped roof and tall brick chimney stacks. At the rear, the latter two storey addition, sits subordinately behind the imposing brick structure, it is faced in concrete render and has simpler, less formal, architectural detailing. A single storey lean to structure brings the dwelling's rear elevation to approximately 1m of the garden boundary at

the rear that is shared with the neighbour's dwelling at Marsh Lodge and runs to the side of their garden.

3. THE APPLICATION AND DESCRIPTION OF THE PROPOSAL

3.1 A single storey addition that would extend more than 11m from the side elevation of the dwelling. Its rear elevation would run against the garden boundary at the rear. The addition would be built using red brick. Simple stone surrounds would frame large full height glazed sections.

3.2 Revised plans have been submitted to amend the original application scheme. The side addition's full pitch roof with gable has been replaced with a shallow hipped roof arrangement to replicate that of the main house and the roof terrace above a squared out addition, adjacent to the dwelling, has been omitted in favour of a shallow lean to roof.

3.3 Details of the application scheme can be viewed at:

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=174484>

4. RELEVANT PLANNING HISTORY

4.1 None

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The Development Plan comprises of:

- The Local Plan Development Document (adopted Sep 2020)

Adopted Staffordshire Moorlands Local Plan - Sep 2020

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

- SS1 Development Principles
- SS10 Other Rural Area Strategy
- DC1 Design Considerations/protection of amenity
- DC3 Landscape Character
- T1 Development and sustainable transport

Supplementary Planning Document (SPD)

5.3 Staffordshire Moorlands Design Guide 2018

National Planning Policy Framework (NPPF) revised.

5.4 12. Achieving well-designed places; and 13. Protecting Green Belt Land

6. CONSULTATIONS

Public response to consultation

6.1 Neighbours received notification letters on the 11th October 2023. A site notice was posted on the 28th October 2023, the period of consultation expired on the 18th November 2023.

6.2 No public comments received

Town/Parish Council

6.3 Checkley Parish Council: Awaited

County Highway Authority

Site Visit Conducted on: 17-Oct-2023

6.4 Recommend: Acceptance.

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Uttoxeter Road within 120 metres either side of the access to the property from 31st December 2015 until 31st December 2020.

Background;

The property is located on a private access road approximately 183m south-west of the Uttoxeter Road. Uttoxeter Road is a C classified road (Road No. C0109), with a 40mph speed limit and has footways and streetlights. The proposal is for the construction of a single storey extension to the side and rear elevation of the property. The extension will provide dining, kitchen, living room, extended bar, and a ground floor bedroom with en-suite bathroom. The properties footprint will increase from 4 to 5 bedrooms.

Staffordshire Moorlands Parking Standards 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 within the curtilage of the dwelling.

6.5 The available parking shown in submitted drawing (DWG NO. (08)06 REV NO. B) meets with the Parking Standards requirement for a 5-bedroom property. It is therefore considered the proposal would not have a detrimental impact on the highway. I have no objection to the proposal (application number SMD/2023/0490).

7. OFFICER COMMENTS

Impact on the Green Belt

7.1 The site is within the Green Belt where development is inappropriate unless it is provided for by one of the exceptions at paras. 149 or 150 of the National Planning

Policy Framework. One of those exceptions is the extension of a building providing it does not result in disproportionate additions over and above the original.

7.2 Policy SS10 of the Staffordshire Moorlands Local Plan 2020 (SMLP) sets out that strict control will be exercised over inappropriate development, allowing only for exceptions as defined by Government policy. The Framework does not provide a definition of 'disproportionate additions' and neither does Policy SS10. Therefore, an assessment of whether a proposal would amount to a disproportionate addition is a matter of planning judgement.

7.3 The existing and 'original' building stands as a large two storey dwelling, built and extended before 1st July 1948. The proposed addition would make an increase of around 30% to available floor area. However, where all of the original building's floor area has a compact arrangement across two storeys, all of the addition's floor area would be provided at one single storey that would amount to considerable footprint increase when compared to that of the original building. In these respects the footprint of the original dwelling, which is already of considerable size, would be increased by around 60%. Moreover, all of the extension and its footprint would project away from the main form of the original dwelling into open land, protruding as a 11metre limb to the north west at the side. Proportionately, the width of the extension would almost double that of the principal elevation (80% increase). Overall, it is considered that the proposal would result in a disproportionate increase to the size of the original dwelling's footprint that would appear quite obvious and apparent.

7.4 Openness is an essential characteristic of the Green Belt, and it has a spatial aspect as well as a visual aspect. 'Open' can mean the absence of development in spatial terms, and it follows that openness can be harmed even when development is not readily visible from the public realm. The proposed addition would extend and expand the building's footprint some 11m into open undeveloped land to the north west, introducing new building form into land that is currently free from development, resulting in a spatial impact upon the Green Belt.

7.5 The proposed development would result in inappropriate development that would fail to preserve openness and be harmful to the Green Belt, and it conflicts with Policy SS10 of the Local Plan and the NPPF.

Design and Impact on Character and Appearance of the Area

7.6 The development would fail to "reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design SPD" (Policy DC1 of the Local Plan). There would be an adverse impact on the character and appearance of the host dwelling and the area.

With reference to the SMDC adopted Design Guide:

"All extensions should harmonise with the parent building. It may be acceptable to consider extensions which do not emulate the style of the original building. A more contemporary approach to extension in terms of style and materials will provide a

more honest recognition of the building's evolution and retain its historic integrity. These need to be handled carefully and must respond to the scale and character of the host building”.

7.7 The concern here is the extent to which the extension would stretch or elongate and pull away from the form of the original dwelling distorting its relationship with the host building. The addition would detract from the quality and architectural statement of the front elevation, having an adverse effect on its perfectly balanced architectural detailing and double fronted proportions. This is a question of form and proportionately, in relation to its visual impacts. The introduction of shallow lean to roof to the side of the dwelling would have an awkward and confused connection with the architecture of the original dwelling.

7.8 In these regards the development would harm the character and appearance of the host dwelling and that of the area. There would be conflict with Local Plan policy DC1 and the Design Guide in these regards.

Amenity

7.9 The applicant's rear elevation backs onto the fence at the boundary to the side of the neighbour's garden that is less than 2m away. The neighbour's dwelling at Marsh Lodge is set behind, to the south east of the applicant's property. The neighbour's elevation that presents to their rear garden with a conservatory, is flanked by the rear wall of the applicant's dwelling that runs along the boundary for about 11 metres. The neighbour's amenity and enjoyment of their garden is already compromised in these regards.

7.10 The proposed side addition would add at least another 11m to the width of the rear elevation, or the extent to which it would run the neighbour's garden boundary. It would result in almost the entire depth of the neighbour's rear garden being flanked by building form that would appear obtrusive and imposing. The development would appear oppressive and limit outlook and a sense of space and openness from windows and areas of amenity. This would unreasonably impact on the neighbour's amenity and the enjoyment of their garden. There would be conflict with Local Plan policy DC1 in these regards.

CONCLUSION / PLANNING BALANCE

7.11 The development would be inappropriate and harmful to the Green Belt. There would be harm to the character and appearance of the host dwelling and that of the area. The development would have unreasonable impact on the amenity of the neighbour and the enjoyment of their property. There would be conflict with the terms of the NPPF and policies SS10, DC1 and DC3 of the Staffordshire Moorlands Local Plan.

8. RECOMMENDATION

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

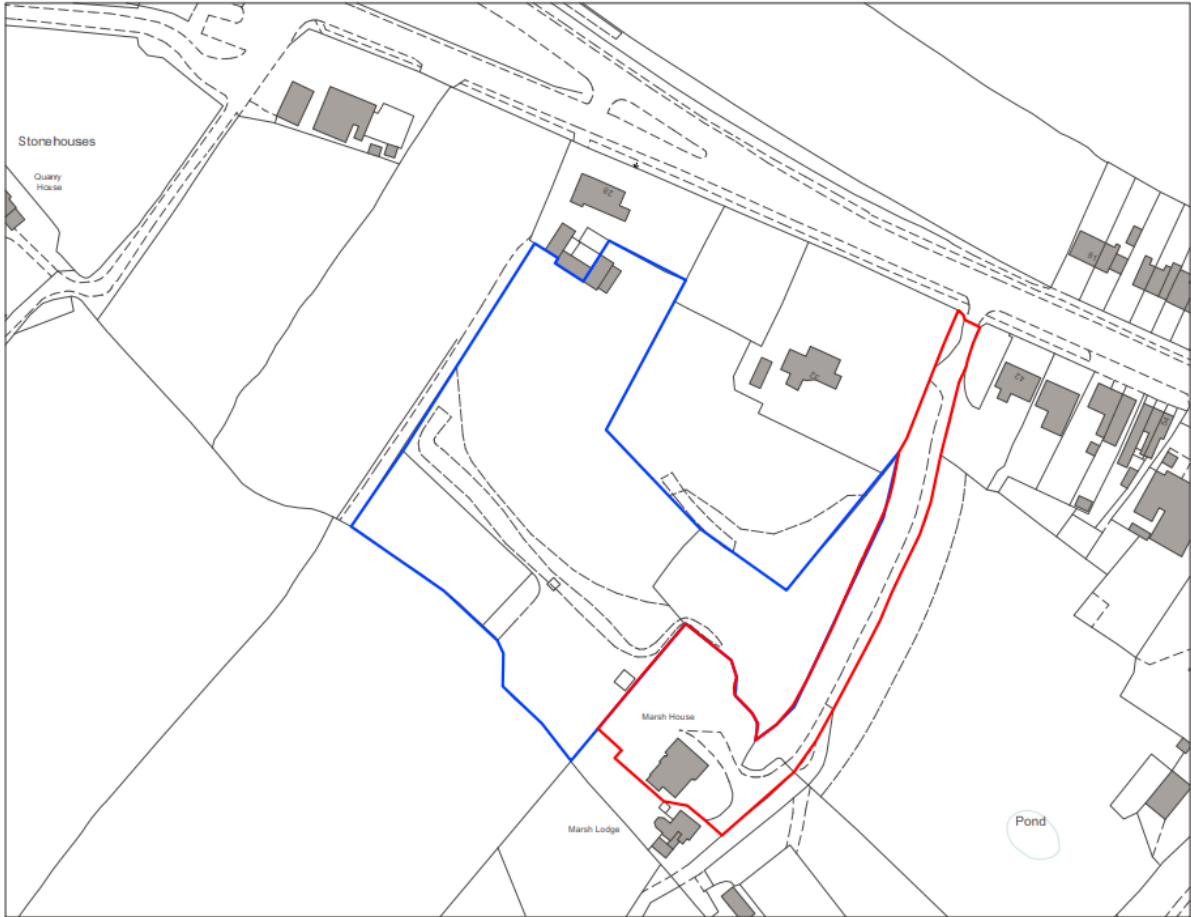
1. The proposal is for inappropriate development that would be, by

definition, harmful to the Green Belt. The development is not provided for by any of the exceptions that appear at either paragraphs 149 or 150 of the NPPF. Specifically, the development would result in a disproportionate size increase over and above that of the original dwelling. Substantial weight is attributed to the Green Belt harm and there are no considerations that would amount to very special circumstances that would clearly outweigh the harm. The proposed development is therefore contrary to policy SS10 of the Staffordshire Moorlands Local Plan (2020) and the NPPF.

2. The development would not respect or be subordinate to the character and appearance of the existing dwelling. The proposed addition would relate poorly to the character of the host dwelling making a projecting addition to the side of the elevation that would pull away from and elongate the form of the dwelling, causing an increase to the width of the dwelling that would appear disproportionate. The proposed development therefore would have a detrimental effect on the character and appearance of the existing dwellinghouse and the area. In these regards there would be conflict with SMDC Local Plan Policy DC1, the Design Guide SPD and the NPPF.

3. The development would have an unreasonable impact on the amenity and living conditions of the neighbour at Marsh Lodge, particularly with regard to their outlook from the rear of their dwelling and the enjoyment of the garden. The proposal would place additional building form within close proximity of their property along a considerable length of their garden boundary. The development would appear obtrusive and imposing and limit a sense of space beyond their boundary. In these regards there would be conflict with SMDC Local Plan policy DC1 and the terms of the NPPF.

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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