DELEGATED DECISION REPORT

SMD/2016/0586 **Valid 25/10/2016**	**230 HIGH LANE** **BROWN EDGE**	**PROPOSED CONVERSION OF FORMER RETAIL SHOP PREMISES (A1) TO FORM RESIDENTIAL ACCOMMODATION WITH TWO STOREY EXTENSION AND ALTERATIONS TO ELEVATIONS.** **(FULL - MINOR)**

MAIN ISSUES

- Principle of development
- Design / Visual Amenity
- Residential
- Highway safety

DESCRIPTION OF SITE

The application relates to an end terraced property, formerly a retail premises with shop frontage on the south side of High Lane, Brown Edge. The application property is set slightly forward of the attached residential property, No. 228 High Lane, which is also within the applicant's ownership. The site within the Village Development Boundary of Brown Edge.

PROPOSAL

The proposal seeks consent for the change of use of a former retail premises to a single two bedroom dwelling, together with a two storey rear extension and alterations to the elevations of the building, including the building up of the existing shop front with two new windows at ground floor level to the front elevation and insertion of a door and windows to the side elevation. The extension would be built on concrete piers with a void area to the ground floor and bedroom above. The proposed extension would project 2.1m from the rear elevation and its width would be 3.8m. The extension has a flat roof design, the maximum height of which would be 5.1m. Materials used externally on the extension would comprise smooth render finish and felt to the flat roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6a Larger Villages Area Strategy
SD1 Sustainable Use of Resources
H1 New Housing Development
DC1 Design Considerations
C1 Creating Sustainable Communities
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraphs 1-17 – Achieving Sustainable Development
Section 1 – Building a Strong Competent Economy
Section 4 – Promoting Sustainable Transport
Section 7 – Requiring Good Design
Section 10 – Meeting the Challenge of Climate Change

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 16/12/2016
Neighbour consultation period ends: 24/11/2016
Press Advert: N/A

Public Comments

None received.

Brown Edge Parish Council

No objection, subject to normal planning guidelines.

Environmental Health

No comments received.

Planning Policy

No comments received.

Severn Trent Water Ltd.

No comments received.

Staffordshire County Council Highways

No objection subject to condition requiring the existing overlong dropped crossing, which shall include the access crossing between the site and carriageway edge, being permanently reduced in size and the access crossing reinstated as footway with full height kerb, while leaving a single dropped kerb for pedestrian access.

OFFICER COMMENTS

Principle of Development

In accordance with policy SS1 the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of Staffordshire Moorlands. Policy SS1a when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework (NPPF).

The site is within the Village Development Boundary of Brown Edge and the principle of a new dwelling is considered acceptable under Policy H1 of the Core Strategy given that the location of the site is sustainable and accessible to a range of facilities and services. The property is a vacant retail premises. It is not considered that the proposal to use the premises as a dwelling would significantly detract from the vitality or viability of the village. It is noted that there are a number of residential properties within the vicinity of the site and the proposed use would therefore be compatible with the character of the surrounding area.

Design / Visual Amenity

Policy SS1 of the adopted core strategy sets out a list of development principles which applies to all proposed development in order to uphold the importance of good high quality design.

Policy DC1 of the adopted core strategy sets out a list of design principals which all development should adhere to in order to respond positively to the built and natural environment.

Paragraph 17 of the NPPF sets out a list of twelve core planning principles that should underpin plan making and decision taking. One such principle is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Chapter 7 of the NPPF stresses the importance of good design, how it is indivisible from planning and is a key part of achieving sustainable development.

The proposed extension would be sited at the rear of the property and, whilst a flat roof design is not usually ideal from a design perspective, in this instance, taking into account the proposed siting of the extension at the rear, where it will have limited visibility from the highway due to the proximity to the side of No. 1 Heaton Villas, it is considered that the design of the proposal and resulting impact on the appearance of the street scene are acceptable. The flat roof design of the proposed extension is

beneficial in minimising the impact on neighbouring properties in terms of loss of light and overbearing impact. The other alterations proposed, including the removal of the existing shop front window and insertion of new ground floor windows to match the style of existing windows along the terraced row, are considered acceptable in design terms.

It is therefore considered that the proposals accord with policies SS1, SS7 and DC1 of the adopted core strategy and relevant design policies within the NPPF. The design of the proposal represents sustainable development.

Residential Amenity

Paragraph 17 of the NPPF sets out a list of twelve core planning principles that should underpin plan making and decision taking. One such principle is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The main impact would be upon the attached property to the west, No. 228 High Lane, and the neighbouring property to the east, No. 1 Heaton Villas. The attached neighbouring property, No. 228 High Lane, which is within the same ownership as the application site, has windows to the rear elevation at ground and first floor levels. However, given the proposed flat roof design, which limits the height of the extension to 5.1m, and the void area at ground floor level which allows light to pass through and reduces the massing of the extension, together with the limited projection of 2.1m from the rear elevation, it is considered that the impact on this neighbouring property in terms of loss of light or any overbearing effect would not be significantly detrimental. No. 1 Heaton Villas is slightly set back relative to the application property and it does not contain any habitable room windows to the end elevation facing the site. The proposed extension would not project significantly beyond the rear of this neighbouring property. Other neighbouring properties are set further away from the site and would not be significantly affected.

Overall, it is not considered that the proposed development, including the change of use or the external alterations, would give rise to any significant adverse impacts upon residential amenity and it is noted that there have been no representations made by neighbouring occupiers. As such the application accords with policy DC1 and Paragraph 17 of the NPPF.

Highway Safety

Policy T1 of the adopted local plan refers to development and sustainable transport. The policy promotes development located where the highway network can satisfactorily accommodate traffic generated by the development. Paragraph 32 of the NPPF requires local authorities in determining applications to take account of whether safe and suitable access to the site can be achieved for all people.

The Highways Authority raises no objection to the proposals subject to a condition as outlined above. There is a dropped crossing between the application site and the adjacent property, No. 1 Heaton Villas which leads to the access between these two properties. There is inadequate space to park a vehicle and any attempted use of

this space for parking would not be in the interests of highway safety. The application form states that there is no existing or proposed parking at the development site. The condition above to close this dropped crossing and reinstate to full height kerb is intended to remove any temptation to park a vehicle inappropriately, while leaving a single dropped kerb for pedestrian access.

Subject to the above condition, it is concluded that the application will not conflict with the aims of policy T1 of the adopted core strategy or Paragraph 32 of the NPPF.

CONCLUSION

This application seeks approval for a change of use from an A1 retail unit to a dwelling together with a two storey extension and alterations to the elevations. The principle of the development is considered acceptable and there would be no significant adverse effects on visual amenity, nearby residential amenity of highway safety. The proposed development is therefore considered to be sustainable development under the terms of the NPPF, and complies with the relevant policies of the Core Strategy. It therefore benefits from the presumption in favour of sustainable development and accordingly is recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Mark Ollerenshaw
Recommendation Date: 04/01/2017

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council