DELEGATED DECISION REPORT

SMD/2018/0230 **Valid 23/04/2018**	**71 SAUL HOUSE FOLLY LANE CHEDDLETON**	**PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION WITH DEMOLITION OF EXISTING GARAGE.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity;
- Parking provision.

DESCRIPTION OF SITE

The application site is number 71 Folly Lane, a two storey, semi-detached dwelling located within the Cheddleton (South) Village Development Boundary. The dwelling has a hipped roof, two storey bay window feature to the front elevation, small ground floor lean-to at the rear and a flat roof, single, blockwork garage. The dwelling is constructed mainly from brickwork, the rear elevation being painted white and the lean-to having a render finish. Land levels rise gently from the roadside towards the rear boundary, the rear garden having a low level retaining wall between it and a patio/paved area. Boundaries consist of timber fencing and hedgerows.

The dwelling sits to the eastern side of Folly Lane, orientated so as to face westwards. The application site is within a well established residential area, forming an identifiable roadside fronting ribbon of housing development. To the rear of the site are open fields which have a Green Belt designation.

PROPOSAL

Planning permission is sought for the erection of a single storey, wrap around, side and rear extension. The works would also involve demolition of the garage and the single storey rear lean-to. Together with internal alterations the new accommodation would provide the occupants with a large, open plan, dining/kitchen area, utility room and WC/shower room. The extension would have a flat roof at the rear with parapet walls and two hipped roof style, glazed lanterns. The side extension would be finished with a hipped, lean-to style roof.

A door within the side elevation would allow direct access to the utility room and full height, glazed, concertina style doors would allow direct access from the

kitchen/dining area to the rear garden. Building materials would be brickwork and tiles.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles.
SS1a	Presumption in Favour of Sustainable Development.
SS6a	Larger Villages Area strategy.
SD1	Sustainable Use of Resources.
DC1	Design Considerations
DC3	Landscape and Settlement Setting.
T1	Development and Sustainable Transport

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

Paragraph 48 of the newly adopted NPPF states that:

> "…decision-takers may also give weight to relevant policies in emerging plans according to:
> - the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
> - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
> - the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Local Plan process

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public will now be held this Autumn in order to determine whether the Local Plan is sound and legally compliant. Subject to the findings of the appointed inspector, the Local Plan is expected to be adopted in the Spring of 2019. At his point, it will supersede the

adopted Core Strategy and become part of the statutory development plan for the District.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question. The Officer Comments section of this report identifies the level of outstanding objections to each policy and recommends the amount of weight to be given to them at this stage in the process
- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

Emerging Policies and their weighting

SS1	Development Principles (Moderate)
SS1a	Presumption in Favour of Sustainable Development (Significant)
SS8	Larger Villages Area Strategy (Limited)
SD1	Sustainable Use of Resources (Limited)
DC1	Design Considerations (Moderate)
DC3	Landscape and Settlement Setting (Significant)
T1	Development and Sustainable Transport (Moderate)

National Planning Policy Framework

Including section(s)

6	Building a strong, competitive economy.
9	Promoting sustainable transport.
11	Making effective use of land.
12	Achieving well-designed places.

Supplementary Planning Guidance

1: Design Principles for Development in the Staffordshire Moorlands. New Dwellings and Extensions to Dwellings.
2: Space About Dwellings.

Supplementary Planning Document

1: Staffordshire Moorlands Design Guide

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 29/6/2018.
Neighbour consultation period ends: 15/5/2018

Public Comments: No representations received.

Cheddleton Parish Council: - No objections.

OFFICER COMMENTS

Principle of Development

The application site is located within the Cheddleton (South) Village Development Boundary and as such there are no 'in principle' objections to the application subject to all other material planning considerations being satisfied. In this instance the matters to consider are those of design (including visual impact), neighbour amenity and parking provision.

Design and visual impact

There are no design objections to the application. The applicant has amended the plans to set the front wall of the extension back from the main front wall of the house to avoid any potentially unsightly bonding of brickwork and, following on from discussions with the Operations Manager (Development Services), has included a lean-to/hipped roof to the side extension (in place of the flat roof) and changed the facing materials from render to brickwork. The 'setting back' of extensions is considered to be good design practice, it assists with additions having a subordinate appearance and prevents any unsightly bonding of brickwork or patching render. The brickwork and tiles can be conditioned so that they match as closely as possible those of the existing house.

The proposed extension will be seen from Folly Lane and from neighbouring properties but this is not a concern. Whilst there is a slightly odd 'connection point' where the lean-to roof and the parapet walls meet, this is at the side of the property, towards the rear part of the extension is not visually prominent from the road. The proposed front elevation plan shows that part of the parapet roof would project above the slope of the hipped roof but in reality this would be very minor, set some distance back from the front of the house and the rising ground levels (from the road) means that most of the parapet is likely to be screened by the sloping roof. The matter is outweighed by the benefit of a lean-to roof being seen from the public highway which is more in-keeping with the hipped roof of the existing house.

The application dwelling is sat well back in its plot from the roadside; the addition is single storey only and is subordinate in size. There are a number of similarly designed hipped roof semi's within the area some of which have been extended and there is a good mix of brick and render. The area does not have any uniform appearance, in addition to the hipped roof semi's there are also detached properties, bungalows, dormer bungalows and two storey houses, some of which have roadside fronting gables. For these reasons it is considered that the proposed extension would not have any detrimental visual harm upon the character of the area.

Neighbour amenity

Amenity impact upon surrounding residents is a material planning consideration. Number 69 Folly Lane has benefitted from a two storey side and single storey rear extension (reference 06/01310/FUL). The side wall of number 69's extension contains only a single door; there are no other window openings. The neighbour's single storey rear extension contains a French door near to the shared boundary, the approved plans to application 06/1310/FUL show that this door also acts as the principal window to the kitchen however the proposed extension at number 71 would not have any adverse amenity impact upon this principal room.

The attached dwelling (number 73 Folly Lane) has a large principal window close to the shared boundary with the application site, the property being a 'handed' version of the applicants dwelling. The neighbour's window has been slightly modified in that it projects from the rear wall of the house. The proposed extension would appear to slightly breach the 45 degree angle measured horizontally from the centre point of the neighbour's window however given that the proposal is for a flat roof extension and the application site is to the north, it is considered that the erection of the rear extension would not raise any material planning objections in terms of amenity impact. The application property does benefit from permitted development rights, therefore if this proposal was not for a wrap-around extension a rear extension of up to 3m could be added without the need to apply to the Local Planning Authority. Furthermore it is noted that the occupants of number 73 have not objected to the proposals.

As the application site is located within a built up residential area it is considered reasonable to add a condition restricting the hours in which noisy developments can take place; this is in the interests of neighbour amenity.

Parking provision

Support of the application would see the loss of a single garage and some of the driveway parking space. The garage does not appear to be used for the parking of a vehicle. At the time of the sit visit there was a car parked on the driveway in the area where the proposed extension would be built. However, as the house is set well back within its plot there would be ample space upon the remaining driveway in which to park. For these reasons it is considered that the proposal would not raise any adverse issues in terms of off road parking provision.

CONCLUSION / PLANNING BALANCE

There are no 'in principle' objections to the erection of a domestic extension at this site, no design, visual impact, amenity or parking concerns have been identified and therefore the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 26th July 2018.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council