DELEGATED DECISION REPORT

SMD/2018/0178 **Valid 10/07/2018**	**LAND ADJACENT TO 20 CAVERSWALL ROAD BLYTHE BRIDGE**	**PROPOSED TWO STOREY DWELLING WITH INTEGRAL GARAGE, AMENDED PROPOSAL TO SMD/2017/0730** **(FULL - MINOR)**

MAIN ISSUES

- Principle
- Design
- Amenity
- Trees
- Highway Safety

DESCRIPTION OF SITE

The proposed development plot forms a 22 metre wide, 50 metre deep strip of garden land to the side of number 20 Caverswall Road, Blythe Bridge. No 20 is a large detached pre war dwelling in an extensive garden plot, it is one of three dwellings that are served from the highway by an unmade gravel surface private drive. All of the plots are relatively concealed from each other, the road and the access by mature tree, shrub, hedge and other garden planting.

The private drive is single carriageway with little space or opportunities for turning unless the front drives to each of the dwellings are accessed. It has a public footpath running along its course.

The immediate surrounding locality is made up of a relatively scattered and loose arrangement of detached houses in large generously spaced plots. The houses are of different ages and design there is no prevailing character or house type.

The site has been subject to a previous application for a single detached two storey property that was approved under SMD/2017/0730 on 15th January 2018.

PROPOSAL

The application seeks consent for a detached dwelling which is largely consistent with that approved under SMD/2017/0730. The plans for the approved dwelling show the rear southern elevation to be characterised by a flat roof extension extending outwards from the main dwelling by 3.4m and spanning a width of approximately 4.7m. This extension incorporates a glass lantern in its roof.

The proposed plans as submitted incorporate a larger single storey rear extension which spans 8.8m from the side (western) gable end, with a depth of 3.4m consistent

with the extension contained within the approved plans. The revised extension is shown to serve an open plan dining and seating area, and incorporates two symmetrical glazed lanterns in the roof scape.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Saved Policies of the Staffordshire Moorlands Local Plan (1998); Staffordshire Moorlands Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The revised National Planning Policy Framework (NPPF) published in July 2018 sets out the Governments planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

Core Strategy Development Plan Document - 2014

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6 Rural Areas Strategy
SS6a Larger Villages Strategy
SD1 Sustainable Uses of Resources
H1 New Housing Development
DC1 Design Considerations
NE1 Biodiversity
T1 Development and Sustainable Transport

National Planning Policy Framework - 2018

Achieving Sustainable Development	Chapter 2
Delivering a sufficient supply of homes	Chapter 5
Promoting Sustainable Transport	Chapter 9
Achieving Well Designed Places	Chapter 12
Conserving and enhancing the natural environment	Chapter 15

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2015/0276	Outline planning permission with some matters reserved for erection of two and a half storey dwelling (Refused 14/07/15)
SMD/2015/0574	Proposed two storey dwelling with integral garage (Refused 08/01/16)

SMD/2016/0789	Two storey detached garage with toilet and store over, to replace existing garages (Approved 03/03/17)
SMD/2017/0730	Proposed two storey dwelling with garage (Approved 15/1/18)

CONSULTATIONS

Publicity

Site Notice expiry date: 6th August 2018
Neighbour consultation period ends: 1st August 2018
Press Advert: N/A

Public Comments

No public comments received

Town / Parish Comments

Forsbrook Parish Council – No comments received to date

SMDC Waste

No objection

Staffordshire County Council Highways

No objection subject appropriate condition.

OFFICER COMMENTS

Principle of Development

The plot is within the rural settlement of Blythe Bridge and Forsbrook which is defined at Rural Strategy policy as a 'Larger Village' within the rural settlement hierarchy set out within policies SS6 and SS6a. Larger Villages are identified as settlements that will provide for the bulk of the local housing needs of the rural areas appropriate to its infrastructure, capacity and character.

Policy H1 refers to New Housing Development and states that residential development on unidentified sites will be permitted within the development boundaries of the towns and larger villages, and should meet the sustainable design and construction requirements set out in policy SD1.

The site is situated within the development boundary of a larger village and benefits from a previous consent for a detached residential dwelling. The general principle of development has therefore been established.

Design

Policy SS1 of the adopted core strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands. Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 127 states that decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting.

The scale, layout, height massing and visual appearance of the proposed dwelling is largely consistent with the previously approved scheme under SMD/2017/0730. This application introduces a single storey rear flat roof extension with roof lantern to increase the living accommodation and create an open plan dining/seating area.

The proposed enlarged rear extension matches the scale, height, massing and visual appearance of the flat roof rear extension included within the previously approved plans. Given the enclosed nature of the site and lack of public views, the introduction of this enlarged rear extension is not considered to result in any adverse harm to the character and appearance of the street scene.

As a result the proposed dwelling is considered to be of an appropriate and acceptable design which accords with the design principles set out within policies SS1 and DC1 of the Core Strategy and paragraph 127 of the NPPF.

Amenity

Policy DC1 of the adopted core strategy states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

Paragraph 127 states that planning should create places with a high standard of amenity for existing and future users.

The siting of the dwelling within the site and layout of fenestration has not altered comparable to the previously approved dwelling in January 2018. The previous application found the proposal to comply with all appropriate separation distances contained within the councils ‘Space About Dwelings’ SPD and included a sufficient amount of amenity space.

It is considered that the introduction of a rear extension which is of a similar scale, height, layout and visual appearance alongside the existing approved extension would not result in any adverse harm to residential amenity, and as such, this proposed development complies with policy DC1 of the Core Strategy and paragraph 127 of the NPPF in this regard.

Trees

Policy NE1 of the Core Strategy aims to conserve and where possible enhance the ecological and geological asset within the District, in line with relevant paragraphs contained within Chapter 15 of the NPPF.

A Tree Survey & Arboricultural Report has been submitted with the application which was considered as part of the approved application under SMD/2017/0730. Subject to the appropriate conditions relating to root protection areas, and other aspects of tree preservation which were applied to SMD/2017/0730 being attached to this decision, it is considered that the application will not result in any adverse harm to trees, in line with policy NE1 of the Core Strategy and relevant paragraphs contained within Chapter 15 of the NPPF.

Highway Safety

Policy T1 of the Core Strategy requires all new development to be satisfactorily accommodated within the existing highway network without resulting in any adverse harm to highway safety.

Paragraph 109 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

A site visit has confirmed that no changes to the site has occurred since the previous scheme was approved. The previous scheme addressed previous highways concerns by cutting back vegetation to improve exit visibility.

The Highways Authority have no objections to this revised scheme, and therefore it is considered that no adverse harm to highway safety would occur as a result of the proposed development, in line with policy T1 of the Core Strategy and paragraph 109 of the NPPF.

CONCLUSION / PLANNING BALANCE

The application seeks permission for a proposed dwelling on land adjacent to No.20 Caverswall Road, Blythe Bridge. This follows a previously approved application for a dwelling under SMD/2017/0730. The principle of development has therefore already been established.

This proposed dwelling is largely consistent with that approved in January 2018. The change to the plans is highlighted by an enlarged flat roof extension that spans a width of 8.8m to create an open plan dining/seating area.

An assessment of the proposed development has found that the proposed dwelling is of an acceptable and appropriate design which responds positively to its surroundings, which would not result in any adverse harm to residential amenity or highway safety, in line with policies SS6, SS6a, H1,and DC1 of the Core Strategy and paragraph 127.

In conclusion, the application has been found to accord with all relevant local development plan policies and all other relevant material considerations which includes the NPPF. As such, the application is considered to constitute a sustainable form of development and in line with policy SS1a of the Core Strategy and paragraph 11 of the NPPF, is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 3rd September 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council