DELEGATED DECISION REPORT

SMD/2018/0318	**81 OSTLERS LANE**	**PROPOSED SINGLE STOREY**
Valid 26/06/2018	**CHEDDLETON**	**FRONT EXTENSION.**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is number 81 Ostler's Lane Cheddleton, a two-storey, semi-detached dwelling within the Cheddleton Village Development Boundary. The dwelling benefits from off-road parking space at the front of the house. Land levels within the site drop towards the rear boundary, rear external amenity space consists of a garden and patio/hardstanding areas. For the purposes of planning policy consideration the application site is located within the Cheddleton Village Development Boundary. The site is not within a Conservation Area and there are no nearby Listed Buildings which would be affected by the proposal.

PROPOSAL

The planning application is for the erection of a single storey extension to the front of a semi-detached, two storey dwelling. The additional living space would allow for internal remodelling of the existing lounge area and for the creation of a separate porch and hall, allowing direct access to the kitchen/dining area at the rear of the house. The current arrangement is that access to the dining room and kitchen is through the lounge area.

The submitted plans also show the intention to erect a single storey rear extension and a flat roof dormer at the rear of the house. The rear extension would provide enlarged kitchen/dining facilities and the loft conversion would allow for the creation of a bedroom and ensuite. Internal remodelling would be required at first floor level to allow for the positioning of a staircase leading to the roof space. The loft conversion would also include the insertion of a second floor window within the gable end; the plans show this as being obscure glazed. During the course of the application it has been noted that the rear dormer, upper gable end window and rear extension all appear to be Permitted Development, therefore only the front extension is to be considered.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

<u>Core Strategy Development Plan Document (Adopted 2014)</u>

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6a	Larger Villages Area Strategy
SD1	Sustainable use of Resources
DC1	Design Considerations
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

The following policies (including their weighting) are considered to be relevant to this application:

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

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

National Planning Policy Framework

Sections;

2:	Achieving sustainable development
6:	Building a strong, competitive economy
12:	Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 09/08/2018
Neighbour consultation period ends: 25/07/2018

Public Comments: None received.

Cheddleton Parish Council: No objections.

Severn Trent Water: The proposal has minimal impact upon the public sewerage system therefore no objections to the proposals and no drainage condition is required. There may be a public sewer located within this site. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. Applicant/developer is advised to contact Severn Trent to discuss the proposals.

OFFICER COMMENTS

Principle of Development

The application site is located within the settlement boundary of Cheddleton where there is a presumption in favour of sustainable development. In this instance the material planning considerations are design, visual impact, neighbour amenity and drainage.

Design/visual impact

The submitted drawing shows the intention of erecting ground floor front and rear extensions and a flat roof rear dormer. This is an undesirable design feature which would detract from the character and appearance of the rear of the dwellinghouse. However, during the course of considering the application it became apparent that the rear extension and dormer window/loft conversion were in fact works which could be allowed under permitted development rights; the application description was amended so that the planning application related to the front extension only.

There are no objections to the front extension; it is a simple lean-to arrangement which retains the design of the sloping canopy arrangement. The loss of the bay window is not so significant to warrant refusal of this application. The dwelling sits at a lower level to, and is set back from, the road; the bay window it is not therefore, a visually prominent feature within the street scene and its loss (and replacement with a single storey extension) will have no objectionable impact upon the character of the dwelling or its surroundings.

Neighbour amenity

Number 81 Ostler's Lane is a semi-detached property, its neighbour being a handed version of the applicants dwelling and a principal window being close to the

boundary. There are no amenity objections in terms of impact upon the neighbours window, the proposed extension would not project far enough forwards to result in any overbearing relationship. It is noted that no representations have been made by the neighbours.

Drainage
The dwelling already has drainage connections. Severn Trent water have been notified of the application and they raise no objections. They do advise that there is a public sewer running through the site and that the sewer has statutory protection. It is recommended that (if approved) the decision notice should include an informative advising the applicant/developer of this fact.

Parking
Parking space is restricted to the front of the dwelling. At the time of the site visit there were three vehicles at the front of the dwelling (off-road/within the site). The front extension would not impact upon any parking provision and no alterations to the existing access are proposed.

CONCLUSION / PLANNING BALANCE

There are no 'in principle' objections to the application. Consent is only sought for the front extension. There are no objections to the scheme in terms of design, visual impact, neighbour amenity, drainage or parking arrangements. Conditional approval is therefore recommended.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 24/08/2018.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council