DELEGATED DECISION REPORT

SMD/2018/0479 **Valid 24/07/2018**	**WILLOW COTTAGE** **CLOUDSIDE** **CONGLETON**	**REPLACE EXISTING CONSERVATORY WITH SINGLE STOREY STONE BUILT EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Whether or not the proposal amounts to inappropriate development in the Green Belt
- The impact on the character and appearance of the area
- The impact on residential amenity

DESCRIPTION OF SITE

The site is in the open countryside to the east of the "The Cloud" hill and is also in the Green Belt. It lies to the west side of "Cloudside", a country lane and comprises a two-storey stone-built detached dwelling. There is a Methodist church and dwelling to the south and another dwelling to the north. Open land sloping upwards lies to the west and there is also open land to the other side of the road.

PROPOSAL

This is a full householder planning application for the replacement of a front timber conservatory with a stone wall and tile solid extension of similar size and height, with a front-facing gable end.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS6c Other Rural Areas
DC1 – Design Considerations

National Planning Policy Framework (Revised July 2018)

Sections 12 (Design) and 13 (Green Belts).

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 are considered to be relevant to this application:

SS10 Rural Areas strategy
DC1 – Design considerations

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No relevant history.

CONSULTATIONS

Publicity

Site Notice expiry date: 18.9.18
Neighbour consultation period ends: 17.8.18
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None received.

Severn Trent Water

As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

The site is in the Green Belt and the NPPF allows extensions to buildings if they are not disproportionate in relation to the original dwelling, in order to protect the openness of the Green Belt. The proposal replaces a conservatory with an extension of similar size and therefore would not result in any further enlargement of the house and therefore Green Belt openness is unaffected.

The design of the extension, which would include stone materials to match the house, harmonises more with the dwelling than the conservatory. As such it is considered that the extension would represent a visual improvement and would not harm the street scene.

There would also be no harmful overlooking of neighbouring properties from the proposed extension, given the significant distance to any neighbouring properties.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the openness of the Green Belt or harm the visual or residential amenities of the area. In fact, it amounts to an improvement to the appearance of the front of the house.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 18.9.18

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council