DELEGATED DECISION REPORT

SMD/2018/0477 **Valid 30/07/2018**	**10 CROSS STREET** **BIDDULPH**	**PROPOSED TWO-STOREY EXTENSION TO THE SIDE OF THE PROPERTY, FRONT PORCH AND INTERNAL ALTERATIONS.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Design/impact on the street-scene & character and appearance of the area
- Impact on residential amenity
- Highway safety
- Mineral safeguarding and coal development
- Sustainability

DESCRIPTION OF SITE/CONTEXT

The property to which the application relates is a detached, two-storey dwelling sited to the rear of numbers 2 and 8 Cross Street; number 2 Cross Street is a commercial premises (undertakers) located on the corner of Cross Street and Congleton Road and number 8 is a residential property. The site is located within the built up area boundary of Biddulph, Biddulph Town Centre (Area Action Plan) boundary, a Mineral Safeguarding Area for Coal and Fireclay and a Low Risk Development Area, as defined in the Core Strategy.

The property is constructed of red brick under a tiled roof with associated land to the front and north-eastern side. The site appears to be accessed from Stringer Street.

PROPOSAL

The application seeks full planning permission for proposed two-storey extension to the side of the property, front porch and internal alterations.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES, GUIDANCE AND OTHER MATERIAL CONSIDERATIONS

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS3 Distribution of Development
SS5 Towns

SS5b Biddulph Area Strategy
DC1 Design Considerations
C1 Creating Sustainable Communities
NE1 Biodiversity and Geological Resources
T1 Development and Sustainable Transport

National Planning Policy Framework

- 1 - Introduction
- 2 - Achieving sustainable development,
- 6 - Building a strong, competitive economy
- 7 – Ensuring the vitality of Town Centres
- 9 - Promoting sustainable transport
- 12 – Achieving well designed places
- 14 - Meeting the challenge of climate change, flooding and coastal change
- 17 – Facilitating the sustainable use of materials

National Planning Practice Guidance

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:

- SS1 - Development Principles
- SS1a - Presumption in favour of Sustainable Development
- SS2 - Settlement Hierarchy
- SS3 – Future Provision and Distribution of Development
- SS6 – Biddulph Area Strategy
- DC1 -Design Considerations
- C1 – Creating Sustainable Communities
- SD1 – Sustainable Use of Resources
- SD3 – Sustainability measures in development
- TCR1 – Development in Town Centres
- T1 - Development and Sustainable Transport

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 21.09.2018
Neighbour consultation period ends: 21.08.2018
Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

No adverse comments. Severn Trent and neighbour responses should be considered.

Severn Trent Water

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

Severn Trent Water advises that there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building.

OFFICER COMMENTS

Principle of Development

As noted above, the application seeks full planning permission for proposed two-storey extension and front porch, with internal alterations. Within the context of Development Plan policies the principle of the proposed development is acceptable.

Design/impact on the street-scene and character & appearance of the area

The proposed side extension measures approx. 3.8m wide x 4m deep with the ridge and eaves heights the same as existing (it is noted that the front and rear elevations of the proposed extension area set back approx. a brick's depth from the front and rear elevations of the existing. The porch measures approx. 1.9m wide x 1.8m deep with a ridge height of 3.5m; the porch has a dual-pitched roof. The proposed materials are brick to match existing and clay tile to match existing.

As noted above, the application dwelling is located to the rear of commercial premises and a dwelling. The property itself fronts Stringer Street, but is set back from the street by approx. 22m; there is also a small terrace of 4 No. residential properties sited on land between Stringer Street and the application site. A key factor is that the application site is not visible from many public vantage points. Given the siting of the existing building and within the context of the area, it is considered that the size, scale, siting, design and materials of the proposed extensions would have an acceptable relationship with the host dwelling and an acceptable impact on the street-scene and character and appearance of the area.

A small set back and set down has been provided. This is insufficient to give the extension a subordinate appearance or to avoid any terracing effect but given it's position in the street scene referred to above it is not considered that a refusal on these grounds could be sustained. The degree of set back / down would however create sufficient shadow line to disguise any mismatch of materials.

As such, the proposed development is considered to comply with the design tenets of Core Strategy policy DC1 and section 12 of the NPPF.

Impact on neighbour amenity

The proposed two-storey side extension is sited on the north-eastern facing elevation of the existing dwelling, i.e. away from number 8 Cross Street; also there are no habitable room windows on the south-eastern facing side elevation of 2 Stringer Street. The location of the application dwelling itself, the siting of the proposed extensions and the manner in which the application dwelling is oriented to neighbouring properties is such that there are no neighbour amenity issues arising from the proposals.

It is considered that the proposed extensions would not have any significant impact on the amenities of neighbouring properties. As such, the proposal accords with the amenity tenets of policy DC1 of the Core Strategy and bullet point 'f' of para. 127 of the NPPF.

Highway Safety

The resultant property will have 2 No. bedrooms. There is space within the site for off road parking. It is considered that would be no highway safety issues arising from the proposal. As such the proposal complies with Core Strategy policy T1 and section 9 of the NPPF.

Mineral safeguarding and Low Risk Development

Although the site is located within a Minerals Safeguarding & Low Risk Development Area (Coal and Fireclay) the site is

- Not within or near to any permitted waste management facility; and
- Exempt from the requirements of Policy 3 – Mineral Safeguarding in the Minerals Local Plan for Staffordshire 2015 – 2030

As such it is considered that there would be no development risk or minerals safeguarding issues arising from the proposal. As such the proposal complies with CS policy NE1 and section 17 of the NPPF.

CONCLUSION / PLANNING BALANCE/SUSTAINABILITY

Bearing all the above matters in mind the proposed development is considered to be a sustainable form of development that accords with Development Plan policies SS1,

SS1a and all other relevant Development Plan policies. Therefore the application should be approved, in accordance with the NPPF.

OFFICER RECOMMENDATION: APPROVE

Case Officer: John Williamson
Recommendation Date: 24/09/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council