DELEGATED DECISION REPORT

SMD/2018/0496	**72 UPLANDS CROFT**	**PROPOSED REAR**
Valid 03/08/2018	**WERRINGTON**	**EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- The impact on the character and appearance of the area and on residential amenity.

DESCRIPTION OF SITE

The site is within the developed area of Werrington and comprises a modern detached bungalow with a part-brick and part-render finish and which is one of a row of similar designed dwellings facing Uplands Croft to the south. There are other similar dwellings to the other side of the road. Open land lies to the rear (north).

PROPOSAL

The application is for a single-storey rear extension which would span the whole of the rear wall and project 6.0 metres from it. The gable ended roof form would also be continued across. The walls would have a render finish in contrast to the red brick side walls of the bungalow. This is a revised scheme. Planning permission was granted last year for a flat-roofed rear extension which projected approx 5.0 metres from the rear wall but also involved a flat-roofed side extension in place of a previous garage and which would have extended almost up to the side boundary. This would have had a false pitch at the front. This new scheme excludes a side extension and remodels the rear extension part of the proposal.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework (July 2018)

Section 12 (Design)

<u>Emerging Staffordshire Moorlands Local Plan</u>

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:

DC1 – Design considerations

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0371. Previous approved but unimplemented scheme for a rear and side wraparound extension.

CONSULTATIONS

Publicity

Site Notice expiry date: 6.9.18
Neighbour consultation period ends: 6.9.18
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

With regard to the character and appearance of the area, the extension would be visible through the gap between nos. 72 and 74, especially as the side detached single garage has been removed. However, it would not be harmfully prominent as it would be to the rear of the bungalow. The contrasting render finish of the walls would not detract harmfully from the appearance of the bungalow which has a render wall front porch. The roof design would harmonise with the roof form of the bungalow and a condition can be added to ensure the roof tiles match those of the existing roof.

With regard to residential amenity, the extension would clip a 45 degree line measured from a rear window at the neighbouring bungalow to the east (No.74). However, the distance between the extension and rear windows at the bungalow is sufficient to avoid a harmful level of light loss to the bungalow and it would not appear overbearing when viewed from that property. There was previously a garage between the neighbouring bungalow and proposed extension which, if still in place, would have had a similar impact to the proposed extension. The garage has been repositioned further to the rear within the garden. Also, the extension would have a roof which slopes away from the neighbouring property. The site is also on lower ground than No.74 which also helps to reduce the visual impact of the extension.

The extension also would not have a negative impact on No.70 to the west side. This property is on lower ground than the application site but there is a side garage

at this property which screens it from the proposed extension. As the extension would project just 1.0 metre beyond the rear wall of the No.70 garage, the extension would not be easily visible from the rear windows of the main part of the bungalow at No.70. The extension would therefore not lead to a significant loss of light to No.70 or appear overbearing from this property. There would be no side-facing windows on the extension other than a small high-level window and therefore the level of privacy at either of the neighbouring properties would be affected.

CONCLUSION / PLANNING BALANCE

To conclude, the proposal would not harm the visual or residential amenities of the area.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 28.9.18

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council