DELEGATED DECISION REPORT

SMD/2018/0490 **Valid 03/08/2018**	**BANK VIEW (ADAMS)** **DRAYCOTT ROAD** **UPPER TEAN**	**PROPOSED SINGLE STOREY SIDE EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design & Landscape Character
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site comprises a parcel of land to the north of Draycott Road, approximately 1km to the west of the village of Upper Tean. The site contains Bank View, a large two storey residential property which is set back from the public highway and accessed via a private driveway, and associated curtilage.

The curtilage is made up of a shared parking area to the front and a large garden area to the rear.

Bank View is a single planning unit. The existing dwelling is finished in a cream render with a tiled roof and has a symmetrical feel, with a small lean-to side extension being positioned at both gable ends.

A revised Application Form and corresponding revised Location Plan has been submitted which clarifies the applicant's details and that the land up to the public highway is entirely within the ownership of the applicant.

PROPOSAL

The application seeks consent to replace the single storey side extension on the south western gable with a slightly larger single storey side extension, increasing the width by 1.8m.

The plans show that the proposed extension would serve a bedroom and adjacent wet room. The depth of the extension would remain consistent with the current lean-to. The eaves height of the proposed extension would also remain consistent with the existing at 3.2m. The plans highlight that the resultant extension would have a dual pitched roof which reaches a height of approximately 5.9m.

Two windows are shown to be incorporated within the side elevation facing the driveway, one serving the bedroom and a smaller one serving the bathroom. A set of sliding doors are positioned in the rear elevation leading out in to the garden area.

As shown on the submitted Application Form, the proposed extension would be constructed of materials and finishes which are consistent with the main dwelling.

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 (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6 Rural Areas
SS6c Rural Area Sub-area Strategy
DC1 Design Considerations
R2 Rural Housing
T1 Development and Sustainable Transport

National Planning Policy Framework

Achieving Sustainable Development	Chapter 2
Achieving Well Designed Places	Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1999/0765 Construction of vehicle access (Approved 19/03/99)

CONSULTATIONS

Publicity

Site Notice expiry date: 7th September 2018
Neighbour consultation period ends: 24th August 2018
Press Advert: N/A

Public Comments

No public comments received

Town / Parish Comments

Draycott Parish Council – No Objection

Severn Trent Water

No Objection and do not require drainage condition to be applied

OFFICER COMMENTS

Principle of Development

The site is located outside of the development boundary in the open countryside and as such the application is subject to strategic and development management policies SS6, SS6c, and R2 of the Core Strategy which seek to strictly control development in the rural areas.

Policy SS6 and SS6c allows for the extension of a dwelling located outside of the development boundary where it accords with the requirements set out in Policy R2.

Policy R2 lists the types of housing development which are supported outside of the development boundary. The policy supports extensions to existing dwelling provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.

The proposed development is located entirely within the residential curtilage of Bank View. The site is not constrained however by any sensitive statutory designation. As such, the principle of development is considered to be acceptable subject to the proposal being of an appropriate design which respects the existing character and appearance of the immediate and wider area, and any other material considerations.

Design & Landscape Character

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.

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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.

The Staffs Moorlands 'Design Principles' SPD provides further useful guidance on domestic extensions.

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 dwelling is well screened from the open countryside to the side and rear, and is set back a substantial distance from the public highway. As such, any views of this dwelling from public vantage points are very limited.

The resultant extension would have a total width of some 3.9m comparable to the total width of the existing dwelling which has a width of approximately 7m and the dwelling as a whole which spans a width of some 14m.

Whilst it is acknowledged that the dwelling would lose the symmetrical aspect, with one gable having an extension slightly wider than the other, it is not considered that this would warrant significant adverse harm to the character and appearance of the building or the wider rural landscape, given its isolated and well screened location and when considered within the context of the whole building.

The high pitched roof has a roof angle which is consistent with the host property and reads as a secondary structure which does not dominate or compete with the main dwelling. The materials and finishes are consistent with what currently exists on site.

It is therefore considered that the proposed extension will remain proportionate to the existing dwelling and is of an appropriate scale, height, layout, massing and visual appearance and complies with policies SS6, SS6c, DC1 and R2 of the Core Strategy and paragraph 127 of the revised 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.

Given the modest scale of the proposal and context of the site, the sole property which has the potential to be impacted upon by the development is the neighbouring residential unit Banks View ('Bumpas') which shares a partition wall with Banks View ('Adams'). Due to the orientation of the building and positioning of the windows, this property will not experience any harm with regards to amenity.

The application is therefore considered to accord with policy DC1 of the Core Strategy and paragraph 127 of the revised NPPF in this regard.

Highway Safety

Policy T1 of the Core Strategy requires all new development to be located where it can satisfactorily accommodated within the highway network. Staffs Moorlands does not currently have any adopted parking standards.

Paragraph 109 of the NPPF states that applications should only be refused on highway grounds where the residual impacts are considered to be severe.

The current dwelling benefits from a large area of hard standing and parking provision which can comfortably accommodate up to 4 x vehicles. As such, the introduction of one bedroom coupled with the large space available is not considered to result in any adverse harm to highway safety, in line with policy T1 of the Core Strategy and paragraph 109 of the NPPF.

CONCLUSION / PLANNING BALANCE

Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The site is situated within the open countryside and is therefore subject to strategic and development management policies which aim to strictly control development in the rural areas. The site is not constrained by any sensitive statutory designation.

An assessment of the application has found that the proposed development comprises an acceptable proportionate design that preserves the character and appearance of the existing dwelling and wider rural landscape in accordance with policies SS6, SS6c, DC1 and R2 of the Core Strategy and paragraph 127 of the NPPF.

Due to the modest nature of the proposed development, there is not considered to be any adverse harm to amenity or highway safety arising from the development.

In conclusion, the application has been found to accord with all relevant local development plan policies and all other material considerations which includes the revised NPPF.

In line with policy S1a of the Local Plan and paragraph 11 of the revised NPPF the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 2nd October 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council