DELEGATED DECISION REPORT

SMD/2018/0527	**3 OXHEY CRESCENT**	**REAR EXTENSION AND**
Valid 15/08/2018	**BIDDULPH**	**INTERNAL ALTERATIONS**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour Amenity
- Access and Parking

DESCRIPTION OF SITE

The application site relates to a detached bungalow, driveway and gardens on the south side of Oxhey Crescent, which is a residential cul-de-sac within the development boundary of Biddulph. The site is bounded on either side by Nos. 1 and 5 Oxhey Crescent and by properties to the south (rear) on Medway Drive.

PROPOSAL

The application seeks planning permission for a single storey rear extension which will provide a new dining room, utility room and shower room. Some internal alterations are also indicated on the proposed plans. The extension would project approx. 3.9m from the existing rear elevation, its width would be 7m, its eaves height would be 2.4m and ridge height would be 4.8m. Materials used in construction would comprise facing brickwork and tiles to match the existing property. The plans also indicate the removal of the existing canopy structure to the rear, the two large chimney stacks to the sides of the roof and an existing shed adjacent to the boundary with No. 1.

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

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
DC1 - Design Considerations
SD1 – Sustainable Use of Resources

T1 - Development and Sustainable Transport

National Planning Policy Framework

Paragraph 11 – Presumption in Favour of Sustainable Development
Section 2 - Achieving Sustainable Development
Section 4 – Decision making
Section 9 – Promoting Sustainable Transport
Section 12 – Achieving well designed places

Other Material Considerations

Staffordshire Moorlands Space About Dwellings Supplementary Planning Guidance (SPG)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Expiry date for comments: 28/09/2018

Public Comments

None received.

Town / Parish Comments

Biddulph Town Council – No adverse comments.

Severn Trent Water

No objections.

OFFICER COMMENTS

Principle of Development

The application site is situated within the defined settlement boundary of Biddulph as shown on the adopted Proposals Map and is not constrained by any sensitive statutory land use planning policies. It is therefore considered that the principle of development is acceptable subject to compliance with national and local planning policies.

Design

Policy SS1 of the Staffordshire Moorland adopted Core Strategy promotes

development which maintains the distinctive character and Staffordshire Moorlands, its individual town and villages and their setting.

Policy SS1a reflects the overall objective of the National Planning Policy Framework (NPPF) of taking a positive approach that reflects the presumption in favour of sustainable development.

Policy DC1 sets out a list of criteria that new development should meet to ensure good design. Development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and should be designed to respect the site and its surroundings.

The design of the proposed extension is considered to reflect the design and appearance of the existing dwelling. The proposal would be situated to the rear where it will not have a significant impact on the street scene. The proposal has a hipped roof which will match the pitch of the existing roof and the ridge of the extension would be set below the main ridge creating a subordinate relationship to the existing house. Materials used would match the existing building. Overall the scale and design of the development complies with the principles set out within policies SS1, SS1a and DC1 of the adopted Core Strategy and is sustainable development in accordance with the relevant paragraphs of the NPPF.

Neighbour 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, privacy and soft landscaping.

The main impact of this development would be upon the neighbouring properties to either side of the site, Nos. 1 and 5 Oxhey Crescent. The extension is set approx. 2m from the side boundary with No. 1 and approx. 4.5 metres away from the neighbouring dwelling itself. Given that this neighbouring property is situated on slightly raised ground relative to the application property, and the limited projection / height of the extension together with its hipped roof design which slopes away from the boundary with the neighbour, it is considered that there would be no significant loss of light to the neighbouring occupier. No. 5 is situated on slightly lower ground than the application property. The extension would be set approx. 4.6m from the boundary with No. 5 and therefore it is unlikely that this neighbouring occupier would be significantly affected in terms of overshadowing or overbearing impact. The proposal would not infringe upon a 45 degree line drawn on elevation or plan towards the rear elevation windows of these neighbouring properties.

The neighbouring properties to the rear on Medway Drive are over 30 metres away from the proposed extension and would not adversely affected. A small side window is proposed but this would serve a shower room and subject to an obscured glazing condition no privacy concerns are raised.

Overall, there is unlikely to be any significant impact on neighbouring amenity and the application thereby accords with Policy DC1.

Highway safety

The dwelling is served by an access driveway and parking provision to the front and side of the property. No alterations are proposed to these arrangements. It is considered that the proposed development would have no adverse impacts upon parking or highway safety generally and the proposals comply with policy T1 of the adopted Core Strategy.

CONCLUSION / PLANNING BALANCE

The application site is not located within any sensitive land use designation and is situated within the settlement boundary. The principle of development is therefore considered acceptable.

The proposed development is considered to reflect the principles of good design and will not have any adverse impacts upon the residential amenity of neighbouring properties or highway safety, thereby complying with policies SS1, SS1a, DC1, and T1 of the adopted Core Strategy.

There have been no objections received from statutory consultees or neighbouring occupiers.

The application is therefore considered to accord with relevant policies contained within the local development plan and is sustainable development. In line with paragraph 11 of the NPPF this application should be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Mark Ollerenshaw
Recommendation Date: 09/10/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council