DELEGATED DECISION REPORT

SMD/2018/0256	**1 BANK END**	**PROPOSED TWO STOREY**
Valid 25/04/2018	**BROWN EDGE**	**SIDE EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance;
- Amenity;
- Highway safety.

DESCRIPTION OF SITE

The application site occupies a corner plot and comprises a detached two storey dwellinghouse with landscaped gardens located to the south. A tree that is protected by a Tree Preservation Order is located within the south western corner of the plot. The site falls within the Brown Edge Village Development Boundary.

PROPOSAL

Planning approval is sought for the construction of a two storey side extension.

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
SS6 Rural Areas
SS6a Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport
NE1 Biodiversity and Geological Resources

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12

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.

The following policies are considered to be relevant to this application:

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
NE2 Trees, Woodland and Hedgerows

T1 Development and Sustainable Transport

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date:
Neighbour consultation period ends: 29.05.2018
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No objections.

OFFICER COMMENTS

Principle of Development

The development and use of land should contribute positively to the social, economic and environmental conditions of the Staffordshire Moorlands in accordance with policy SS1. Policy SS1a outlines the Council's commitment to working proactively with applicants in order to facilitate development that improves the economic, social and environmental conditions of the Staffordshire Moorlands.

The application site is located within an area that is predominantly residential in character and falls within the Brown Edge Village Development Boundary. The principle of development in this location is considered to be acceptable.

Design

In accordance with policy DC1 all new development is expected to be of a high quality and 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 application site comprises of a two storey dwellinghouse that is positioned perpendicular to Bank End located to the west of the site. The external building materials of the dwelling include part brick and part render; and the immediate locality comprises a varied streetscene character. The proposed extension is to be positioned on the western side elevation and is to accommodate a family room to the ground floor and a master bedroom to the first floor. Amended plans have been received in order to ensure that the extension would be subordinate in nature,

proportionate is scale and of an acceptable design to reflect the character of the host dwelling. Further revised plans have been received to positively address the comments provided by the Council's Arboricultural officer.

The proposed extension is considered to be of an acceptable design and scale that adequately accords with the design objectives of policy DC1 and the National Planning Policy Framework.

Amenity

In accordance with policy DC1 all new development should protect the amenity of the area. The site is located within an area that is predominantly residential in character and is bound by residential properties to the north, east and south. The proposed extension

The site is bound to the east by a detached two storey dwelling of a similar ilk to the application dwelling. Due to the positioning of the proposed extension no the western side of the application dwelling, it is not considered that the development would result in harm to the amenity of this neighbouring property. No9a Thelma Avenue is located to the south and south east of the application site. This neighbouring property comprises of a detached two storey dwelling that is positioned at a right angle to the host dwelling. The shared site boundary forms the rear boundary to the application site and the side boundary to no.9a Thelma Avenue. Taking account of the existing relationship it is not considered that the proposed extension would result in demonstrably greater harm in terms of privacy, overbearing impact, sunlight and daylight.

No4 Bank End is located opposite the site to the north. These properties are separated by the public highway and it is not considered that the proposal would result in significant harm to the amenity of this neighbouring property.

Trees

An Arboricultural Impact Assessment has been submitted during the course of this application and following a site meeting with Steve Massey, the Councils Arboricultural Officer. The Assessment concludes that the arboricultural impact is relatively low to medium concern and can be mitigated with protective barriers, ground protection and suitable arboricultural methodology.

The Councils Arboricultural Officer has reviewed the revised plans alongside the submitted AIA and comments that there would be no additional excavation required into the raised / banked area within which the Sycamore RPA is located, and this is considered to be acceptable. No objection is raised to this application as now proposed on amended plan 100-01B, subject to an appropriately worded condition to secure acceptable tree protection during demolition and construction.

Highway Safety

The proposed development would result in the provision of 1no additional bedroom, forming a three bedroom dwelling. Adequate on-site parking exists for a dwelling of

this size and it is not considered that the proposal would result in a threat to highway safety.

CONCLUSION / PLANNING BALANCE
The proposed extension is considered to be of an acceptable design and scale that would not detract from the character or appearance of the application site or wider locality. The development is not considered to result in demonstrable harm to the amenity of nearby properties and it is not considered that the development would result in a threat to highway safety.

This application is considered to accord with the policies contained in the Staffordshire Moorlands Core Strategy and National Planning Policy Framework.

OFFICER RECOMMENDATION : Approved

Case Officer: Lisa Howard
Recommendation Date: 17.08.2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council