DELEGATED DECISION REPORT

SMD/2018/0548	**3 SUNRIDGE BELMONT**	**FRONT AND SIDE EXTENSION**
Valid 23/08/2018	**ROAD**	
	IPSTONES	**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Parking;
- Neighbours.

DESCRIPTION OF SITE

The application site is 3 Belmont Road Ipstones, a detached, two-storey, brick and tile dwelling which sits within a generously sized domestic curtilage. The dwelling is set back from the road behind a drystone wall, hedge and garden. The land drops in level from the roadside, is accessed by a wide timber gate and there is a generously sized parking/turning area.

For the purposes of planning policy consideration the application site is located within the Ipstones Village Development Boundary. The site is not within a Conservation Area and there are no Listed Buildings within the vicinity which may be affected by the proposal.

PROPOSAL

The application is for a single storey brick and tile extension. The extension would provide an entrance hall (with open sided canopy/porch) enlarged kitchen, WC and laundry room.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6a	Larger Villages Area Strategy
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 (and their weighting) are considered to be relevant to this application:

SS1	Development Principles (Moderate)
SS1a	Presumption in Favour of Sustainable Development (Significant)
SS8	Larger Villages Area Strategy (Limited)
DC1	Design Considerations (Moderate)
T1	Development and Sustainable Transport (Moderate)

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Section(s)

2: Achieving sustainable development
9: Promoting sustainable transport
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 02/10/2018
Neighbour consultation period ends: 20/09/2018

Public Comments: None received during the consultation period.

Ipstones Parish Council: Support the application.

Severn Trent Water: The proposal has minimal impact upon the public sewerage system therefore no objections and no

drainage condition is required. STW advise that there may be a public sewer running through the site. Officer note: An informative could be added to the decision notice in the event that planning permission is approved to remind the applicant/developer of their responsibilities in respect of development near to sewers.

OFFICER COMMENTS

Principle of Development

The application site is located within the Ipstones Village Development Boundary and therefore there are no 'in principle' objections to the application subject to all other material planning considerations being satisfied. In this instance the matters to consider include design, visual impact, parking, neighbour impact and drainage.

Design and visual impact

The existing dwelling is a two-storey building with hipped and gable ended roofs. There are already some small ground floor additions (WC and laundry) attached to the north-western corner of the house and the proposed extension would include the replacement of these. Save for a small part on the western elevation the majority of the extension is to be attached to the north and eastern facing sides of the house in a 'wrap around' arrangement. Being single storey only the extension would be modest in its size and have a subordinate appearance/relationship with the existing dwelling. The partial masking of two existing elevations does not really cause any concern as they do not have any historical merit. Matching brick and tile would be used and this can be secured via condition.

The plans also show the intention to add a first floor window on the northern elevation and to resize a further two first floor windows (one on the northern elevation and one on the western elevation). Remaining windows are to be altered to incorporate vertically emphasised glazing panes which will match the style of those within the proposed extension. There are no objections to these changes.

It is concluded that the extension is acceptable in terms of design and relationship with the existing house.

There are no objections to the scheme in terms of wider visual impact. The application dwelling is sited slightly lower from the highway and set back from it with intervening hedges, wall and garden. It would be possible for the extension to be seen from Belmont Road (particularly through the vehicular access gate) but it would not become a visually prominent or harmful feature within the street scene; in any case it would be seen against the backdrop of the existing house. It is concluded that there are no wider visual impact concerns.

Parking

Approval of the extension would obviously remove some of the surrounding hardstanding area however it would not be significant enough to result in any

unacceptable loss of parking/turning space. No alterations are proposed to the existing vehicular access.

Neighbours

The nearest neighbour is 1 Belmont Road to the east. This property is sited approximately 18m (at the nearest point and measured on plan view) from the application dwelling. There would be no harmful neighbour amenity/overlooking/overbearing relationship between the two houses following on from completion of the proposed development.

Drainage

No objections have been received from Severn Trent Water (STW) and they have confirmed that no drainage condition would be required. STW have stated however that there may be a public sewer within the application site. It is recommended that in the event of this application being approved an informative note could be added to remind the applicant/developer of their responsibilities in terms of development in close proximity to public sewers.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is concluded that there are no material planning objections to the scheme and a recommendation of conditional approval is made.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 12/10/18

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council