DELEGATED DECISION REPORT

SMD/2018/0564 **Valid 06/09/2018**	**QUEENS ARMS** **COUNSLOW ROAD** **CHEADLE**	**PROPOSED INFILL TO SIDE AND FRONT AND NEW ENTRANCE LOBBY** **(FULL - MINOR)**

MAIN ISSUES

- The impact on the character, appearance and amenities of the area.

DESCRIPTION OF SITE

The site is in the open countryside in Freehay, about a mile to the south-east of Cheadle and comprises a public house on Counslow Road next to the roundabout which lies to the east. The building comprises cream render walls and a tiled pitched roof. It is surrounded by open land although there are sporadic dwellings a short distance away. The side elevation faces the road to the south with the front elevation facing the roundabout to the east. The access off the road is next to the front elevation and passes it towards the main car park to north of the building. The site is not in the Green Belt.

PROPOSAL

This is a full application for a single-storey front extension to the pub which would push out the front/east elevation to provide a new entrance lobby and a small coffee area. This walls would almost entirely comprise large glazed panels on top of a stock brick plinth. There would be a tiled roof with small false pitches up to flat/crown roofs in the middle.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

DC1 – Design Considerations

National Planning Policy Framework (Revised July 2018)

Sections 12 (Design).

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:

DC1 – Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There have been a number of previous applications for extensions since the 1970s, some approved, some refused. The last application was for a front extension in 2013 which was approved but not built (ref: 13/00471/FUL).

CONSULTATIONS

Publicity

Site Notice expiry date: 17.10.18
Neighbour consultation period ends: 17.10.18
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Severn Trent Water

No objection.

OFFICER COMMENTS

The extension would be similar to the one approved in 2013 in terms of form, shape, height and roof design. The difference with the new scheme is a glazed lobby area would be extended from the previously approved porch, across the front of the building up to the proposed coffee area extension, which would be virtually the same as previous (and with ample glazing) except the new plinth would have a stock-brick finish instead of cream render to match the rest of the building. The lobby would also have stock-brick plinth and would screen much of the cream render front wall which would have been left exposed under the 2013 scheme.

There have been several previous additions to the front elevation of the building resulting in a cluttered untidy appearance, visible flat roof extensions and a lack of a strong identifiable traditional frontage unlike most traditional pubs. The cream render has given some consistency to the appearance of the building but the addition of further single-storey extensions with large amounts of glazing, stock brick plinths and false tile pitches would not harmfully detract from the appearance of the pub and would not appear much different to the previous approved scheme. It would not harm the general character and appearance of the area. The slight expansion of pub to provide a lobby and small coffee area would not harm the amenities of the area including residential amenity.

CONCLUSION / PLANNING BALANCE

The design of the extensions, although contrasting with the original part of the pub, would not cause any significant additional harm to the appearance of the pub in consideration of previous additions carried out over time which have resulted in a modification to its form and appearance. The benefits of the further expansion of the pub and enhanced facilities would outweigh the impact on the visual impact on the area although the character and appearance of the area in general is not harmed by this amended proposal.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 1.11.18

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council