DELEGATED DECISION REPORT

SMD/2018/0568 **Valid 10/09/2018**	**112 FIVE OAKS** **CAVERSWALL ROAD** **BLYTHE BRIDGE**	**PROPOSED ALTERATION OF EXISTING ROOF TO FORM NEW HIPPED GABLE. PLUS, SINGLE STOREY SIDE AND REAR EXTENSION, FORMING AN OPEN PLAN KITCHEN/DINING ROOM AND SNUG.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

He application relates to a two storey detached dwelling on Caverswall Road in Blythe Bridge. It sits within a generous plot and site well back from the road, allowing for a large driveway to the front of the dwelling.

The application site is located within the development boundary in the Forsbrook ward.

To the north the application site is bound by No. 114 Caverswall Road which is a large detached dwelling which was granted planning permission in 2016 for a replacement dwelling (SMD/2016/0084). To the east the application site is bound by another large detached dwelling (No. 110a) which is accessed across a driveway to the south of the application site. To the south the application site is bund by the access driveway to No. 110a beyond which are a pair of semi-detached dwellings (No. 108 and 110). To the west the application site is bound by Caverswall Road which forms the vehicular access to the site. There are a range of dwelling types along this part of Caverswall which are all set back by different amounts from the road.

PROPOSAL

This application seeks planning permission for alterations to the roof, to introduce a new hipped gable. It also seeks planning permission for a single storey wrap-around extension to the side and rear of the dwelling.

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 took place in October 2018 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 (including their weighting) are considered to be relevant to this application:
SS1 Development Principles (Moderate)
SS1a Presumption in Favour of Sustainable Development (Significant)
SS7 Cheadle Area Strategy (Limited)
DC1 Design Considerations (Moderate)

National Planning Policy Framework
Paragraph(s) 1-14
Section(s) 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/1991/0363 Alterations and extensions to existing house APROVED 09/10/1991

SMD/2003/0164 First floor dormer window APPROVED 13/03/2003

CONSULTATIONS
Publicity
Site Notice expiry date: 16/10/2018
Neighbour consultation period ends: 05/10/2018
Press Advert: N/A

Public Comments
N/A

Forsbrook Parish Council Comments
Object to the proposals on the grounds of over development

Staffordshire County Council Highways
No objection – the proposals would not reduce the amount of parking available to the dwelling

Severn Trent
No objection

OFFICER COMMENTS
Principle of Development
Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into account any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Staffordshire Moorlands Core Strategy (Adopted March 2014) and any relevant Supplementary Planning Documents (SPD's).

The Revised National Planning Policy Framework (NPPF) published in July 2018 sets out the Government's 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.

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.

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.

The proposed development is within the curtilage of the site and is situated within the development boundary as highlighted in the adopted Core Strategy proposals map.

In light of the above, the principle of development is considered to be acceptable subject to the application demonstrating compliance with relevant national and local planning policy relating to design and amenity.

Design
Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

Chapter 12 of the NPPF highlights the importance of good design and states that design quality should be considered throughout the evolution and assessment of individual proposals.

Following pro-active discussions with the case officer, the applicant has amended their proposals to change the materials which they are proposing and to change the roof design of the wrap around single storey extension. The application originally sought the use of standing seam metal for the roof which was not considered to be appropriate in this context. The amended plans indicate that the proposed extension is to have a lean-to / mono pitch roof which leans against the main dwelling. To the rear elevation this will form a hip, under the existing first floor windows.

The amended elevation plans indicate that the proposed construction materials are to be facing brickwork which matches the existing dwelling and roof tiles which match in colour to the existing roof. The windows are to be grey aluminium UPVC.

The application also seeks planning permission to make alterations to the main roof of the dwelling, to create a hipped gable. The existing roof has a hip to one end and a gable to the other, resulting in an appearance similar to a semi-detached dwelling which is not linked to another building. It is considered this is unusual and does not sit comfortably within the street scene. However, the proposal seeks to amend this to a hipped roof with a subordinate hip for the element of the building which projects out from the front elevation. The proposed amendment to the roof will result in its overall height increasing from 8m to 9.2m. It is considered that the proposed amendment to the roof would be more in keeping with the adjacent dwellings and more characteristic of the street scene.

The final amendment to the front elevation would be to change the existing dormer style window which breaks into the roof space, to the first floor for a more traditional window which is completely within the wall of the first floor.

Overall, it is considered that the proposed development, as amended, is of a high quality design which accords with national and local planning policy in this regard.

Amenity
Policy DC1 of the adopted core strategy states that 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; protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Paragraph 127(f) of the NPPF requires a high standard of amenity to be achieved or existing and future users of development.

The proposed single storey extension has a set of bi-folding doors and a large fixed window to the rear elevation. It also has two roof light windows in the roof to the rear. To the side elevation closest to No. 110 the extension has a kitchen door with a tall slim window panel next to it. One of the existing windows in the side elevation would be lost as a result of the proposed extension and the window in the single storey existing extension would also be lost due to demolition. It is noted that there are no side windows at the neighbouring dwelling and it is considered that the amount of overlooking would not increase as a result of the proposed extension. To the opposite side there is another tall slim window which is similar to the single storey extension at No. 114. However, due to the alignment of the windows being at an unusual angle and the proposed extension being tucked behind the bulk of the existing dwelling, it is not considered that this would cause overlooking between the dwellings.

Due to the proposed extension being located to the north of No. 110 it is not considered that overshadowing issues will be caused. Similarly, given the shallow pitch of the roof to the proposed single storey extension and the distance between it and the neighbouring dwelling at No. 114 with the application site being set back within the plot, it is not considered that an overshadowing issue will cause a significantly adverse impact upon the neighbouring dwelling. However, it is acknowledged that there will be some overshadowing caused to the rear garden area at No. 114. This is not anticipated to be much greater than the existing 2m high boundary fence given the shallow pitch and the eaves height of the extension being 2.3m in height.

Overall, it is considered that there may be some shadowing caused to the rear garden of No. 114 but that this would be the same had the applicant chosen to build using their permitted development rights and extend up to their boundary with the neighbouring property. Therefore, on balance the amenity issue is not so significant that it would cause a detrimental impact upon the living conditions of the neighbouring dwelling.

Highway Safety

The development would not harm the existing car parking arrangements, it is therefore considered to be acceptable in terms of Policy T1 of the Core Strategy.

CONCLUSION / PLANNING BALANCE

The application seeks planning permission to make alterations to the roof of the main dwelling at No. 112 Caverswall Road, Bylthe Bridge. This includes creating a hipped gable and raising the roof height by 1.2m. The application also seeks planning permission for the erection of a single storey wrap around extension to the side and rear. The application site is located within the development boundary where the principle of development is considered acceptable, subject to accordance with design and amenity policies. The extension is to have a hipped roof which sits beneath the existing first floor windows and is to be constructed of facing brickwork to match the existing walls and a roof tile which is to be the same colour as the roof of the main dwelling. The proposed development would create slightly more shadowing to the rear garden than the existing extension which is to be demolished as part of the proposals, because it is closer to the boundary with No. 114. However, it is not considered that this would have a significantly adverse impact upon the neighbouring amenity due to the shallow pitch and the eaves height only exceeding the existing boundary fence slightly.

Overall, the proposed development is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barnes
Recommendation Date: 5th November 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council