**DELEGATED DECISION REPORT**

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| **SMD/2018/0582**<br>**Valid 11/09/2018** | **43 FAIRHAVEN CHURNET VALLEY ROAD KINGSLEY HOLT** | **PROPOSED EXTENSIONS TO DOMESTIC DWELLING**<br><br>**(FULL - HOUSEHOLDER)** |

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**MAIN ISSUES**

- Design
- Amenity

**DESCRIPTION OF SITE**

The application site is located within the development boundary within the Kingsley parish and the Churnet ward. It is located to the west of Churnet Valley Road in Kingsley Holt. It relates to a two storey detached dwelling which is bound to the north by another detached dwelling (No. 45 Churnet Valley Road). To the east the application site is bound by Churnet Valley Road, beyond which are three dwellings (Nos. 82, 84 and 86 Churnet Valley Road). To the south the application site is bound by No. 41 Churnet Valley road which is another large detached dwelling. To the west the application site is bound by agricultural land which is located within the Green Belt.

**PROPOSAL**

The application seeks planning permission for the erection of a single storey extension to the rear of the dwelling and a two storey extension to the side / rear, to bring the ridge line up to the same height as the main dwelling house. The additional accommodation will comprise a first floor bathroom and a WC and kitchen extension to the ground floor.

**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

**National Planning Policy Framework**

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

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 has taken 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)

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**
**SMD/1984/0854** Extension to form larger kitchen, garage and bedroom APPROVED

**CONSULTATIONS**
**Publicity**
Site Notice expiry date: 06/11/2018
Neighbour consultation period ends: 10/10/2018
Press Advert: N/A

**Public Comments**
N/A

**Staffordshire County Council (Minerals & Waste)**
No comments

**Severn Trent Water**

No objections

**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.

The application seeks planning permission to increase the roof height of the previously approved two storey extension to match that of the main ridge. This increased height would allow the creation of a bathroom to the first floor. The application form which accompanies this application states that the proposed materials are to be red facing brickwork and tiles to match with the existing dwelling. Given that the rear element of the existing extension roof will have to be removed to make way for the construction of the proposed development it is recommended that the roof tiles are reused on the front part of the roof extension, in order to find the

best match with the existing tiles. To the ground floor the application also seeks planning permission for a single storey extension to provide a ground floor WC and extension to the kitchen. The single storey extension projects out 2.5m from the rear wall of the dwelling and extends to 5.8m in width, it is to be built from red facing brickwork which will match with the existing dwelling. The proposed height is 3.6m with a lean to roof, constructed of tiles to match the existing dwelling.

Overall, it is considered that the proposed extension is of a high quality design which accords with Policy DC1 of the Core Strategy.

**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 extension is to one side of the rear elevation and is closest to No. 41. However, it is located to the north of No. 41 and as such is not considered to cause a shadowing or overbearing impact. There are no side windows which would cause any overlooking concerns.

Overall, the proposed extension is considered to comply with amenity policy set out in national and local planning policy.

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

**CONCLUSION / PLANNING BALANCE**
This application seeks planning permission for two elements of development. The first being to raise the roof height of the existing two storey side extension, so that it is flush with the main ridge of the existing dwelling. This would create more floor space at first floor level and allow the creation of a bathroom. To the ground floor there is a single storey extension proposed to the rear of the dwelling which is proposed to provide additional living accommodation in the form of a kitchen extension and a ground floor WC.

The application site is located within the development boundary where the principle of development is acceptable, subject to accordance with design and amenity policy. The proposals have been assessed from a design and amenity perspective and it is considered to be acceptable, subject to conditions relating to the reuse of the existing roof tiles from the rear of the two storey extension, so that they match as well as possible with the existing tiles to the front of the dwelling.

Taking all of the above into consideration, it is recommended that the application is approved, subject to conditions.

**OFFICER RECOMMENDATION : Approve**

**Case Officer: Laura Barnes**
**Recommendation Date: 6th November 2018**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**