DELEGATED DECISION REPORT

SMD/2018/0526 **Valid 13/08/2018**	**STONECROFT NEW CLOSE AVENUE FORSBROOK**	**PROPOSED REAR HOUSE EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on character, design and appearance;
- Impact on the streetscene character; and
- Impact on the residential amenity of nearby properties.

DESCRIPTION OF SITE

Stonecroft is a detached dormer bungalow situated on the fringe of a residential housing estate located within the Blythe Bridge and Forsbrook Village Development Boundary. The bungalow is positioned within a spacious rectangular plot. Properties within the locality vary in type, age and design.

PROPOSAL

This application seeks approval for the construction of a single storey rear 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

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.

Emerging Policies

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
T1 Development and Sustainable Transport

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2015/0355	Proposed first floor extension	Approved
SMD/2016/0640	Proposed first floor extension	Approved

CONSULTATIONS

Publicity

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

Public Comments

No comments received.

Town / Parish Comments

Object on size, privacy, over development.

Severn Trent Water

No objection.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. The presumption in favour of sustainable development is reflected in Core Strategy policy SS1, where the Council expects all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing the environment. Policy SS1a sets out how the Council will work with applicants to secure development that improves the economic, social and environmental conditions in the area.

The application site falls within the Blythe Bridge and Forsbrook Village Development Boundary, which is identified as a 'larger village' in accordance with policy SS6a and the Settlement Hierarchy set out in the Core Strategy. The strategy for the larger villages seeks to sensitively retain and enhance their role as service centres. Policy SS6a allows for the development or redevelopment of land which is appropriate to the needs, capacity and character of the settlement.

Design

This application proposes a generously proportioned extension that is to project 8m beyond the rear elevation of the dwellinghouse. Policy DC1 requires all new development to be designed to respect the site and its surroundings. The extension has been designed to reflect the simple vernacular of the dormer bungalow and external building materials of rustic red facing bricks are considered to provide an acceptable contrast between the extension and the host dwelling, whilst also reflecting the material palette of the locality.

Though of a generous projection, the extension reflects the scale of an extension permissible by the 'larger homes extension' and other nearby outbuildings. The flat roof is out of character with the existing property and the area generally and is considered to represent a poor quality design response. However, public views of the extension are restricted to a glimpse between the application dwelling and Heath House. The impact on the character and appearance of the streetscene is therefore very limited.

Though concerns have been raised regarding the overall size of the extension, and the flat roof, given the limited impacts on the wider streetscene character, the size and proportions of neighbouring outbuildings and the allowances of the 'larger homes extension' process, it is not considered that a refusal on grounds of design could be sustained. This application is therefore considered, on balance, to accord with policy DC1.

Amenity

Paragraph 127(f) of the NPPF requires a high standard of amenity for all existing and future users of land and buildings. Policy DC1 seeks to protect the amenity of the area, including residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposed extension is to be positioned on the eastern side of the application plot. The site is bound by 'Heath House' to the east which comprises a detached two storey dwellinghouse, positioned within a similarly spacious plot. The rear elevation of this neighbouring dwelling sits 1m to the north of the rear elevation of the application dwelling. A single storey extension projects a further 1m. The site boundary is served by a hedge. 2 no. timber sheds and a trailer are positioned adjacent to the site boundary. A distance of 6m would remain between the west elevation of Heath House and the side elevation of the proposed extension. Windows located within the side elevation of the effected elevation of Heath House are secondary windows or serve non-habitable accommodation. No windows are to be located within the east elevation of the proposed extension. The proposed extension would not cross the 45 degree line of the nearest habitable room window and its impact would mitigated by the existing sheds. No objection has been received from the occupiers of this neighbouring property.

The site is bound to the west by no.13 New Close Avenue, which is a two storey semi-detached dwellinghouse. A generously proportioned garage / outbuilding is

located adjacent to the shared site boundary. Additionally a shed located within the application site also sits adjacent to the shared boundary. A separation distance of 8m would exist between the proposed extension and the west site boundary. The impact of the extension on the amenity of this neighbouring property would be largely mitigated by the existing structures located on within the application site and the neighbouring site. No objections have been received from the occupiers of this neighbouring property.

The proposed extension is not considered to be of a scale or form that is likely to result in detrimental harm to the amenity of nearby properties.

Highway Safety

The NPPF promotes sustainable transport and recommends that local planning authorities should seek to encourage and facilitate where possible sustainable patterns of transport using practical e alternatives to private motor vehicles so that people have a real choice.

Policies DC1 and T1 seek to ensure that new development can be accessed in a sustainable manner; ensuring that development does not lead to an increase in on street parking.

The proposed development would not result in any additional bedroom accommodation. The proposal would therefore not result in a threat to highway safety.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the policies contained in the Staffordshire Moorlands Core Strategy and National Planning Policy Framework. As such a recommendation of approval is given.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 06.11.2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council