DELEGATED DECISION REPORT

SMD/2018/0415 **Valid 13/07/2018**	**WESLEY HOUSE ASHBOURNE ROAD WHISTON**	**DEMOLISH EXISTING FLAT ROOF GARAGE AND REPLACE WITH A NEW PLANT ROOM, GARDEN ROOM AND STORE.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design, character and appearance;
- Landscape character impact;
- Amenity.

DESCRIPTION OF SITE

Wesley House is a plot located within a small cluster of development within the Countryside. The site comprises of a detached two storey rendered dwellinghouse with on-site parking to the front and landscaped gardens to the side and rear. The land rises to the north and west of the application dwelling.

PROPOSAL

Planning approval is sought for the demolition of an existing garage and for the construction of a single storey extension that is to provide additional habitable accommodation and a store.

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
SS6c Other Rural Areas Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
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
SS10 Other Rural Areas Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0415 Erection of garage and extension to provide bedroom, bathroom and kitchen - Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 17.09.2018
Neighbour consultation period ends: 03.08.2018
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Approval.

SCC Mineral and Waste Planning

No comments.

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'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission unless i. the application of policies in this Framework that protect

areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as economic, social and environmental.

The presumption in favour of sustainable development is reflected in Core Strategy policy SS1, where the Council expects the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. Policy SS1a sets out how the Council will work jointly with applicants in order to secure development that improves the economic, social and environmental conditions of the area.

Policy SS6 categorises the rural areas within the district into three areas, which is based on population, services, facilities and capacity for development. The application site is located within the Countryside and does not fall within a defined development and infill boundary of a town or village. In accordance with policy SS6c, the 'other rural areas' will provide for development which meets an essential local need, supports rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. In order to meet an essential local need, policy SS6c allows for the extension of a building in accordance with policies R1 and R2.

Policy R1 seeks to achieve appropriate development that does not harm the rural character and environmental quality of the area. Policy R2 allows for the extension of an existing dwellings provide that the extensions are proportionate in scale and design.

The principle of development is considered to be acceptable.

Design

Core Straetgy policy DC1 states that new development shall be well designed and designed to respect the site and its surrounding and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The proposed development comprises the demolition of an existing single storey garage extension and for the construction of a single storey side and rear extension in replacement. The proposed replaced extension would be larger than that that currently exists and would serve as additional habitable accommodation and a store. The extension would follow the tapered line of the boundary and has been designed to sit within the bank to the rear.

Views of the extension would be available from the west. However the extension would be read within the context of the extension dwelling and would not appear unduly incongruous in nature or detrimental to the local and wider landscape.

External building materials are to comprise of reclaimed brick with cast stone coping and brick dentil course to match the existing house. The material palette is considered to acceptably reflect the local vernacular.

Amenity

Core Strategy policy DC1 requires all new development to be designed to protect the amenity of area, including residential amenity. The application dwelling is located 27m from Hunters Barn to the south west, 32m from Lockers Barn to the west, 50m from Sycamore House to the north west and 70m from Sycamore Farm to the north west. Taking account of these spacing distances together with the scale and nature of the development proposed, it is not considered that the development would result in significant injury to the amenity of nearby properties.

Highway Safety

The proposed development would not serve to provide additional bedroom accommodation. However the development would see the loss of a garage. Nevertheless the site is served by sufficient on-site parking and it is not considered that the extension would result in additional off-site parking that would result in a threat to highway safety.

CONCLUSION / PLANNING BALANCE

This application proposes a single storey side and rear extension. The extension has been appropriately designed to respect the application site and the surrounding rural setting. Sufficient distance would remain between the proposed development nearby properties to not raise undue concern in respect of residential amenity. Furthermore, the development is not considered likely to lead to a threat to highway safety. This application is considered to accord with the policies contained in the Staffordshire Moorlands Core Strategy and National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 08.11.2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council