DELEGATED DECISION REPORT

SMD/2018/0588	**9 HIGHLAND CLOSE**	**PROPOSED TWO STOREY**
Valid 14/09/2018	**BIDDULPH MOOR**	**REAR EXTENSION.**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Design/visual impact;
- Neighbour amenity;
- Parking;
- Drainage.

DESCRIPTION OF SITE

The application site is 9 Highland Close Biddulph Moor, a semi-detached dwelling located within a wedge-shaped plot of land in a cul-de-sac location. Domestic accommodation is spread over two floors, due to the roof being a-symmetrical in shape the first floor windows to the front elevation are of a dormer design whilst the rear of the house has a typical two-storey arrangement with eaves line above the upper floor windows. The dwelling benefits from off-road parking space including a detached garage. Land levels rise from the roadside towards the rear of the property. The rear garden is stepped upwards behind a small retaining wall. Dwellings to the rear of the application property are at a higher land level.

For the purposes of planning policy consideration the application site is located within the Biddulph Moor Village Development Boundary. The site does not form part of a Conservation Area and there are no Listed Buildings within close proximity which need to be considered.

PROPOSAL

The application is for the erection of a two storey rear extension. The additional ground floor accommodation will allow the formation of a larger, open-plan kitchen/dining area. Outwards opening French doors will allow direct access to the rear garden and patio areas. At first floor level the extension will allow for the enlargement of bedrooms 2 and 3. To allow for the erection of the extension the patio area would have to be increased by reducing the size of the garden and pushing the small garden retaining wall back. The plans show that the extension would have a matching render finish as well as matching white upvc windows and doors.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6a	Larger Villages Area Strategy
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:
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> - 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 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)
SS8	Larger Villages Areas Strategy (Limited)
DC1	Design Considerations (Moderate)
T1	Development and Sustainable Transport (Moderate)

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.
2. Space About Dwellings

Supplementary Planning Guidance

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Sections

2:	Achieving sustainable development
9:	Promoting sustainable transport
12:	Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 26/10/2018
Neighbour consultation period ends: 15/10/2018

Public Comments: None received during the consultation period.

Biddulph Town Council: No adverse comments. 45 degree splay must be enforced to ensure that the development does not affect the neighbour's light.

Severn Trent Water: The proposal has minimal impact upon the public sewerage system therefore no objections and no drainage condition is required. Seven Trent Water advise that there may be a public sewer located within the application site. Officer Note: In the event that planning permission is approved an informative note can be added to the decision notice to inform the applicant(s)/developer(s) of their responsibilities concerning development and public sewers.

OFFICER COMMENTS

The application site is located within the Biddulph Moor Village Development Boundary where there is a presumption in favour of development subject to all other material planning considerations being satisfied. In this instance the matters to consider are those of design, visual impact, neighbour amenity, parking and drainage.

Design and visual impact

The a-symmetrical roof shape has informed the design of the two-storey rear extension by the applicant choosing to continue the slope (angle) of the existing roof. Internally this means that the extended area within the bedrooms would have a lower ceiling height than the existing space. There are no design objections to the continuation of the roof slope or to the use of windows which partly extend into the roof slope. The submitted drawings include a photograph image of the type of eaves and roof intersecting windows that the applicant wishes to install. Whilst the windows are different it does not mean that they are unacceptable and in this instance they allow more light to enter the bedrooms and provide good views over the rear garden. The traditional wall inserted windows would otherwise be at a low level and/or very narrow in order to sit underneath the eaves. The extension is modest in its size and would sit comfortably against the form of the existing house. The applicant intends to use matching render as a finishing material which (it is also noted) is used on the detached garage.

The proposed extension is located to the rear of the dwelling and whilst some views of the side elevation might be possible from the roadside, the addition would not have any imposing street scene impact.

For the above reasons it is concluded that the proposed extension is acceptable in design and visual impact terms.

Neighbour Amenity
The attached dwelling (number 7 Highland Close) has already benefitted from a ground floor rear extension with lean-to roof, therefore there are no issues in terms of the 45 degree horizontal angle taken from the neighbours nearest ground floor window. Number 7 has not benefitted from any first floor extension, its upper floor rear windows within their original positions; the proposed development has been designed to take account of these. The first floor extension does not project as far back from the rear wall as the proposed ground floor section, it is approximately 0.9m shorter (depth) than the proposed ground floor accommodation (set back by a sloping roof) and as such does not project beyond the 45 degree angle of the neighbouring bedroom window.

There are no amenity issues in respect of the Leek Lane dwellings to the rear of the site due to their higher land level and generous separation distance from the application property (approximately 22m-23m measured on plan view).

There are no objections in respect of amenity impact upon the occupants of number 11 Highland Close (neighbour to the south-east). Number 11 sits almost at right angles to the application dwelling and is divided from the applicant's house by two driveways and a detached garage. The proposed development therefore does not breach any of the council's adopted Space About Dwellings standards.

For the reasons outlined above it is concluded that the development would not result in any adverse overlooking or overbearing amenity relationships.

Parking
The proposal would not see the loss of any off-road parking space or amendments to the vehicular access. The application proposes only the enlargement of existing bedrooms, not an increase in their number.

Drainage
Severn Trent Water (STW) raises no objections to the application and they confirm no requirement for any drainage conditions. STW states that there may be a public sewer located within the site, that whilst their Statutory Sewer records do not show any public sewers within the specified area, there may be sewers that have been recently adopted under the Transfer of Sewer Regulations 2011. In the event of planning permission being approved it is recommended that an informative note is added to the decision notice to remind the applicant/developer of their responsibilities in respect of development near to sewers.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is considered that the proposed development is acceptable in principle. There are no objections to the application in terms of design, visual impact, neighbour amenity, parking or drainage. Conditional approval is therefore recommended.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 26/10/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council