DELEGATED DECISION REPORT

SMD/2018/0438 **Valid 19/07/2018**	**4 WILLFIELD LANE** **BROWN EDGE**	**REMOVAL OF EXISTING ROOF AND INSTALLATION OF NEW ROOF FORMING 2NO. BEDROOMS AND BATHROOM** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design, character and appearance;
- Amenity; and
- Highway safety.

DESCRIPTION OF SITE

The application site occupies a corner plot between Willfield Lane and Meadow Road, within an area that is predominantly residential in character. The site comprises a detached hipped roof bungalow commensurate with the neighbouring bungalows to the north and south. The immediate locality is characterised by residential properties of varying type and architectural style and includes single storey and two storey detached and semi-dwellings. As such the streetscene does not present a strict sense of uniformity.

The application site falls within the Brown Edge Village Development Boundary.

PROPOSAL

Planning approval is sought for the removal of the existing roof and construction of a new roof in order to provide 2no. bedrooms and a family bathroom at first floor level.

It has been noted by the Planning Officer that a fence has been erected. In the interest of clarification the fencing does not form part of this application and requires separate consent.

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

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 20.09.2018
Neighbour consultation period ends: 15.08.2018
Press Advert: N/A

Public Comments

One representation has been received which raises objection to the proposal on the following grounds:

- Concerned of the impact of a full gable end of brickwork with a small window, blocking light to my property next door.

Town / Parish Comments

No objections subject to normal planning guidelines.

Severn Trent Water

No objections and there is no requirement for a drainage condition to be applied.

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 that 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 the 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 the Framework taken as a whole.

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

The presumption in favour of sustainable development is reflects in Core Strategy (CS) policy SS1, where it outlines the Council expectation for all new development to make a positive contribution towards the sustainability of the Staffordshire Moorlands. CS policy SS1a states that the Council will work proactively with applicants in order to secure development that improves the economic, social and environmental circumstances of the area.

The application site is located within the Brown Edge Village Development Boundary. CS policy SS6a relates to the larger villages area strategy and supports development which is appropriate to the needs, capacity and character of the settlement.

The principle of development is considered to be acceptable.

Design

The application site occupies a prominent corner plot and comprises a detached hipped roof bungalow and detached single garage. The bungalow is set on an angle and the principal elevation faces the northern corner of the plot. The layout and form of the application site is commensurate with numbers 2, 6 and 8 Willfield Lane. Two storey dual pitched roof dwellings are located opposite the application site to the north east and further two storey dwellings bound the application site to the south west along Meadow Road. Roof formations are predominantly hipped, but dual pitched roofs and half hip constructions are visible within the context of the site. The immediate streetscene character is therefore varied.

It is proposed to replace the existing hipped roof with a roof measuring 1m higher than the existing. Amended plans have been submitted during the course of this application that introduces a half hip to the proposed gables to the north and south following concerns raised by the Local Planning Authority. The ridgeline would sit at the same height as the existing chimney, which is a useful guide. Having considered this within the context of the Willfield Lane, Meadow Road and Caroline Crescent it is not considered that this would appear incongruous owing to the varied roofscape created by the differing types of dwellings and also the changes to land levels.

External building materials are to match those of the existing property, which is considered to be acceptable and can be secured by condition.

Though the proposed development would result in the provision of additional accommodation at first floor level, it is evident that a number of nearby properties have been extended to provide additional living accommodation. The proposal would not extend beyond the built footprint of the existing bungalow. It is considered that the development would appear proportionate to the size of the plot.

Amendments have been made to the proposed fenestration at first floor level within the north elevation. The fenestration as amended reflects that currently present and is now considered to be acceptable.

For the reasons outlined, it is considered that the proposed extension would accord with CS policy DC1 which requires all new development to be of a high quality and designed to respect the site and its surroundings and promote a positive sense of place and identity through scale, density, layout, siting, character and appearance.

Amenity

The application site is bound by no.6 Willfield Lane to the south east and no.1 Meadow Road to the south west.

No.3 Meadow Road forms the other half to the semi-detached pair of no.1 Meadow Road; and numbers 2, 6 and 8 Caroline Crescent are located to the south of the application site. Though these properties, do not directly bound the application site, they are closely related owing to the layout of the group.

No.6 Willfield Lane, as with the application bungalow, is positioned towards the rear of the plot and is served by a terraced patio and flower beds to the rear and landscaped gardens to the front and side which is enclosed by a low stone wall. Single garages serving the respective plots are positioned adjacent to one another on the shared site boundary. No.1 Meadow Road is located on a lower ground level due to the topography of Meadow Road. An attached single garage and porch serve to enclose the gap between the dwellinghouse and the shared site boundary with the application site. Landscaped gardens are found to the front and rear.

Concern has been raised in respect of the height of the gable and also loss of light. Reference has also been made to the proposed first floor window that is to be positioned in the rear gable elevation.

The proposed development would increase the overall height of the bungalow by 1m. A half hip has been introduced on the gables to the front and rear which would serve to lessen the sense of scale. The application dwelling and no.6 Willfield Lane are set on an oblique angle and do not face back to back. Properties within the group are closely related and it is not considered that the development would appear unduly overbearing in context.

As the application site is the northern most plot within this group, the development would not result in a loss of daylight or sunlight.

Neighbouring properties on Meadow Road and Caroline Crescent are positioned on lower ground level. It is considered that the proposed first floor window is likely to result in an unacceptable sense of overlooking. This window is to serve a bedroom, which itself is also served by a rooflight that is to be located within the east facing roof slope. It is considered reasonable therefore to apply a condition that requires the proposed first floor rear window to be obscure glazed.

Consideration has been given to the points raised and due consideration was given to these concerns following a second officer site visit. However, for the reasons outlined it is considered that this application sufficiently accords with CS policy DC1 which seeks to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Highway Safety

The proposed development would result in the provision of two additional bedrooms. On-site parking exists for the parking of up to 3no.vehicles. This is considered sufficient to serve a dwelling of this size. This application is therefore considered to accord with CS policy DC1 which seeks to achieve parking appropriate to the development.

CONCLUSION / PLANNING BALANCE

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: 29.11.2018

MANAGER COMMENTS

It is considered that the raising of the roof and the half-hipped arrangement will appear awkward and incongruous in the street scene, particularly having regard to the fact that the dwelling is at 45 degrees to the road. The side elevations of the dwelling will thus be very prominent from both Willfield lane and Meadow Road.

The dwelling as proposed would be significantly taller than the similar bungalow alongside on the Corner of Willfield Lane and Caroline Crescent and would sit awkwardly alongside appearing out of place in the street scene, which is largely characterised in this part of Willfield Lane by single storey properties. The neighbouring two storey dwellings generally sit at a lower ground level.

Whilst it is acknowledged that there are other half-hipped roofs in the vicinity, these are on semi-detached dwellings which are orientated with the half-hips to the flank elevations and the long side to the roof forming the principal elevations. Furthermore, these are located at

a lower ground level in Caroline Crescent and Meadow Road. The dwelling as proposed by contrast would have its a half hipped gable to the principal elevation and the long side of the hipped roof to the flank elevation with a correspondingly high solid to void ratio and secondary windows, and associated lack of architectural features and detail.

For example, the increased eaves height results in a large area of brickwork above the ground floor windows in these side elevations which appears excessive for a single-storey but insufficient to read as a two storey elevation. Properties in this area, regardless of whether they are two storey or single storey, are characterised by windows tucked tightly under the eaves, with no brickwork above.

This would result in two prominent but unattractive elevations highly visible both the Willfield Lane and Meadow Road frontages respectively. It also creates a somewhat awkward and incongruous elevational composition, evident from the drawings.

The NPPF states: "*The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. ……decisions should ensure that developments* (inter alia)*:*

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development*
- *are visually attractive as a result of good architecture*
- *are sympathetic to local character and history, including the surrounding built environment"*

It is considered that the building as proposed would not add to the overall quality of the area and would not be visually attractive. It would also not be sympathetic to the character of the building itself or the wider street scene, particularly in Willfield Lane for the reasons explained above.

Furthermore, the newly adopted Staffordshire Moorlands Design Guide states "*Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the building's character ……..The aim should be to revitalise the building without altering its fundamental character……All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing……."* It is considered that the increase in the ridge and eaves height, coupled with the addition of a half-hipped roof fails to respect the fundamental character of the building as a modest bungalow.

It is acknowledged that the proposal now under consideration is a significant improvement to that originally submitted, however, for the reasons set out above it is still found to be unacceptable and fails to comply with Policy DC1 of the Core Strategy, the Design Guide and the NPPF. It is not considered that any roof lift could be achieved at this property without detracting from it's character and the street scene. As the Design Guide explains

"*The smaller the parent building, the fewer the options for extension…… ….Irrespective of size, however, all buildings can reach a threshold point beyond which further extension is just not possible without destroying their character."* It is considered that this is the case here and no further upward extension is possible. For this reason no further amendments have been requested and the recommendation is changed from one of approval to refusal.

Revised Recommendation: REFUSE

Manager: Ben Haywood

Date 29th November 2018

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council