DELEGATED DECISION REPORT

SMD/2018/0520 **Valid 07/08/2018**	**30 CAVENDISH ROAD** **UPPER TEAN**	**HOUSEHOLDER APPLICATION FOR PROPOSED EXTENSION TO A DWELLING.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

Cavendish Road forms part of a larger residential housing estate comprising varied property types of a similar ilk. The application site is located on the southern side of the highway and comprises a detached two storey dwellinghouse with an open site frontage and enclosed garden to the rear. The application site slopes upwards from north to south; as such the rear garden is terraced. This is commensurate with neighbouring properties. Similarly Cavendish Road gently slopes upwards from west to east and plots are accordingly stepped.

The application site lies within an area that is predominantly residential in character and falls within the Upper Tean Village Development Boundary.

PROPOSAL

Planning approval is sought for the construction of a first floor side extension and single storey rear extension, which is to replace an existing conservatory.

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/2007/1066 First floor side extension
Approved, 29, February, 2008

CONSULTATIONS

Publicity

Site Notice expiry date: 21.10.2018
Neighbour consultation period ends: 03.09.2018
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Severn Trent Water

No objection.

Staffordshire County Council Highways

No comments received.

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 Upper Tean 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 dwelling is a two storey detached building that is positioned within a linear ribbon of development that runs along the southern side of Cavendish Road. Though the dwellinghouse was clearly constructed as part of the wider housing estate, there is a degree of variety in style and architectural detailing between houses. As such there is no strict sense of uniformity within the streetscene.

This application proposes the construction of a first floor side extension and single storey rear extension. The first floor extension is to sit above a playroom (formerly a garage) and utility room. The extension has been designed to be subordinate in nature owing to it being stepped back from the principal elevation and stepped down from the ridge line. The extension would not extend beyond the building line established by the existing single storey playroom and utility. A first floor window is to be located to the front and an obscure glazed window is to be located to the rear. Fenestration details are to match those of the existing house and similarly, external building materials are also proposed to match those of the existing house.

The proposed single storey extension is to replace an existing conservatory extension positioned on the western side of the rear elevation. This extension is to project 4m, measuring 4m in width. A dual pitched roof if proposed which is to measure 3.5m to the ridge line and 2.3m to eaves level. A window is proposed to the southern rear elevation and patio doors are proposed to the east facing side elevation. Two roof lights are proposed. External building materials are proposed to match those of the existing house.

This application is considered to 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 number 28 Cavendish Road to the west, a two storey detached dwellinghouse. Due to the topography of Cavendish Road, the ground level of no.28 falls approximately 0.5m below that of the application site. The rear elevation of this neighbouring property sits behind the rear elevation of the host dwelling. The proposed two storey extension is to be positioned on the eastern side of the application site and therefore would not impact negatively on the amenity of no.28.

The proposed single storey extension would be positioned 0.9m from the shared site boundary with no.28. The boundary is served by a timber fence measuring 1.8m – 2m in height. The depth of the extension, ridge height and eaves level would be the same as those of the existing conservatory. It is acknowledged that the solid nature of the extension would differ from the light weight appearance of the conservatory. However, it is not considered that the extension would result in demonstrably greater harm to the amenity of this neighbouring property over and above that caused by the existing conservatory. The massing of the extension would be mitigated by the existing boundary treatment. The southern orientation of the rear gardens would serve to limit overshadowing to the early morning, which would not be significantly greater than that already incurred.

No.32 bounds the application site to the east. This neighbouring property sits approximately 0.5m above the application site and is stepped behind the principal elevation of the application dwelling. No windows are proposed within the side elevation of the extension and no windows existing within the affected elevation of no.32. The extension would not extend beyond the rear elevation of this neighbouring property and the extension would not cross the 45 degree line from the nearest habitable room window to the front.

6m would remain between the proposed single storey rear extension and the shared site boundary with no.32. Patio doors are proposed to be located within the east facing elevation. The site boundary is served by a timber fence which would offer mitigation to the impact imposed by these windows. It is considered that the extension would have lesser impact than that caused by the existing conservatory.

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 one additional bedroom. It is noted that the original garage has been converted to provide a playroom. On-site

parking exists for 2no vehicles. The submitted Location Plan identifies an extension to the existing on-site parking area to enable parking for 3no. vehicles. This is considered sufficient to serve a four bedroom dwellinghouse.

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: 28.11.2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council