DELEGATED DECISION REPORT

SMD/2018/0621 **Valid 15/10/2018**	**MANFIELD HOUSE** **CHURCH LANE** **BIDDULPH MOOR**	**PROPOSED TWO STOREY EXTENSION TO FRONT ELEVATION, SINGLE STOREY EXTENSION TO REAR ELEVATION, NEW ROOF** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

Manfield house is a circa 1930's detached dwellinghouse situated within a long narrow plot. The site is located within an area that is predominantly residential and is characterised by dwellings of varying type, age and architectural design. The site falls within the Biddulph Moor Village Development Boundary and is bound by residential properties to the north east, south and south west. Land to the north and north west is designated Green Belt land and comprises of agricultural fields.

PROPOSAL

Approval is sought for the proposed construction of a two storey side extension and 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

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: 10.12.2018
Neighbour consultation period ends: 15.11.2018
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No adverse comments to make.

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 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 reflected at Core Strategy (CS) policy SS1, where it outlines the Councils 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 Biddulph Moor 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

Good design is a key aspect of sustainable development. Policy DC1 requires new development to be of a high quality, and designed to respect the site and its surroundings having regard to matters of scale, density, layout, siting, landscaping, character and appearance. The Staffordshire Moorlands Design Supplementary Planning Document (SPD) advises at paragraph 5.5 that all extensions should harmonise with the original building and be subordinate to it in terms of its size and massing.

The proposed development comprises the construction of a two storey side extension and single storey rear extension. Amended plans have been sought in order to provide a 300mm step back between the two storey extension and the principal elevation in order ensure that the extension would appear subordinate in nature. A hipped roof formation is proposed and the design and material palette have been carefully considered to reflect those of the host dwelling. The proposed extensions are considered to be of an appropriate design and scale that respects the proportions and character of the host dwelling. As such, this application is considered to accord with the design objectives of CS policy DC1, Section 12 of the NPPF and the SMDC Design SPD.

Amenity

CS policy DC1 seeks to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft

landscaping. Paragraph 127 f) of the NPPF further seeks to achieve a high standard of amenity for existing and future occupiers.

The application site is bound by The Laurels to the north east and open Green Belt land to the north and west. The proposed two storey extension is to be positioned on the western elevation of the host dwelling. Taking account of the positioning and scale of the proposed development, and the remaining spacing distances, the proposal is not considered likely to result in injury to the amenity of the nearby properties. It is therefore considered that this application sufficiently accords with CS policy DC1.

Highway Safety

There is sufficient on-site parking to serve a three bedroom dwelling without result in harm to the highway safety. This application would not result in the loss of any existing on-site provision, nor would it result in the provision of additional bedroom accommodation. This application is therefore considered to accord with policy DC1.

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 provided.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 18.12.2018

X

Signed by: Jane.Curley

On behalf of Staffordshire Moorlands District Council