**DELEGATED DECISION REPORT**

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| **SMD/2018/0707** | **2 BRINDLEY CRESCENT** | **PROPOSED SINGLE STOREY** |
| **Valid 12/11/2018** | **CHEDDLETON** | **SIDE EXTENSION** |
| | | **(FULL - HOUSEHOLDER)** |

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## MAIN ISSUES

- Principle of development
- Design/impact on the street-scene & character and appearance of the area
- Impact on residential amenity
- Highway safety
- Mineral safeguarding and coal development
- Sustainability

## DESCRIPTION OF SITE/CONTEXT

The property to which the application relates is a detached, two-storey dwelling located on a residential estate within the settlement boundary of Cheddleton, a low risk development area and mineral safeguarding area (coal & bedrock sand), as defined in the Core Strategy.

The property is constructed of red brick under a tiled roof; there is a lawned area at the front and side, drive at the front/side (opposite side to the side lawn) and gardens to the rear. The property is located on a corner plot at the junction of Brindley Crescent and Hazelhurst Drive.

## PROPOSAL

The application seeks full planning permission for what is described as: *"proposed single-storey side extension."*

## RELEVANT LOCAL AND NATIONAL PLANNING POLICIES, GUIDANCE AND OTHER MATERIAL CONSIDERATIONS

### Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6 Rural Areas
SS6a Larger Villages Area Strategy
DC1 Design Considerations
C1 Creating Sustainable Communities
NE1 Biodiversity and Geological Resources

## T1 Development and Sustainable Transport

**National Planning Policy Framework**

- 1 - Introduction
- 2 - Achieving sustainable development,
- 6 - Building a strong, competitive economy
- 9 - Promoting sustainable transport
- 12 – Achieving well designed places
- 14 - Meeting the challenge of climate change, flooding and coastal change
- 17 – Facilitating the sustainable use of materials

**National Planning Practice Guidance**

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*

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 was held in October 2018. Additional information is to be submitted to the Inspector after which Modifications will be required; the Proposed Main Modifications will be subject to public consultation. The timescale for the adoption of the Local Plan currently remains as Spring 2019. At this 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 examination in public has been undertaken.
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question. The level of outstanding objections

to each policy indicates the amount of weight to be given to each of the policies at this stage in the process.

- The degree of consistency of policies with the NPPF – At this stage, the Council considers the submitted version of the Local Plan to be sound and policies are deemed to be consistent with the NPPF. As noted above, additional information is to be submitted along with Modifications.

*Emerging Policies*

The following policies are considered to be relevant to this application:

- SS1 - Development Principles
- SS1a - Presumption in favour of Sustainable Development
- SS2 - Settlement Hierarchy
- SS8 – Larger Villages Area Strategy
- DC1 -Design Considerations
- DC3 -Landscape and Settlement Setting
- SD1 – Sustainable Use of Resources
- SD3 – Sustainability measures in development
- T1 - Development and Sustainable Transport

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None.

**CONSULTATIONS**

**Publicity**

Site Notice expiry date: 10.12.2018
Neighbour consultation period ends: 07.12.2018
Press Advert: N/A

**Public Comments**

None received.

**Cheddleton Parish Comments**

Do not object.

**Severn Trent Water**

As the proposal has minimal impact on the public sewerage system STW have no objections to the proposals and do not require a drainage condition to be applied.

Severn Trent Water advises that there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently

adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building.

**OFFICER COMMENTS**

**Principle of Development**

The application seeks full planning permission for a single storey side extension. Within the context of Development Plan policies the principle of the proposed development is acceptable.

**Design/impact on the street-scene and character & appearance of the area**

The proposed side extension measures approx. 3m wide, 4.3m deep with a ridge height of 3.7m and eaves height of 2.4m. The extension is set back approx. 2.3m from the front elevation. The brick and roof tiles are to match those of the existing dwelling. The proposed extension is positioned on the eastern side elevation of the property.

Although the proposed extension is in a prominent position given the size of the proposal (single-storey) and the extensive set-back from the front of the property it is considered that on balance the size, scale, siting, design and materials of the proposed extension would have an acceptable impact on the street-scene and therefore would not harm the character and appearance of the area. As such, the proposed development is considered to comply with the design tenets of Core Strategy policy DC1 and section 12 of the NPPF.

**Impact on neighbour amenity**

As noted, the property is on the corner of a road junction and the proposed side extension is located approx. 28m from the nearest property to the east. Given the size of the proposed extension and the distance to the nearest neighbouring property east of the application site it is considered that the proposed extension would not have any significant impact on the amenities of neighbouring properties. As such, the proposal accords with the amenity tenets of policy DC1 of the Core Strategy and bullet point ‘f’ of para. 127 of the NPPF.

**Highway Safety**

The proposal does not result in any additional bedrooms being created, as such, no additional off-street parking is required; there are no alterations to the access or existing on-site parking. Therefore it is considered that there would be no highway safety issues arising from the proposal and that the site location is a sustainable location. As such it is considered that the proposal complies with Core Strategy policy T1 and section 9 of the NPPF.

**Mineral safeguarding and coal development**

As noted, within the context of Development Plan policies the site is located within a Low Risk Development Area and a Minerals Safeguarding Area (bedrock sand). However, the application site is:

- Not within or near to any permitted waste management facility; and
- Exempt from the requirements of Policy 3 – Mineral Safeguarding in the Minerals Local Plan for Staffordshire 2015 – 2030

Therefore it is considered that there would be no development risk or minerals safeguarding issues arising from the proposal. As such the proposal complies with CS policy NE1 and section 17 of the NPPF.

**CONCLUSION / PLANNING BALANCE/SUSTAINABILITY**

Bearing all the above matters in mind the proposed development is considered to be a sustainable form of development that accords with Development Plan policies SS1, SS1a and all other relevant Development Plan policies. Therefore it is recommended the application is approved.

**OFFICER RECOMMENDATION: APPROVE**

**Case Officer: John Williamson**
**Recommendation Date: 03/01/2019**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**