DELEGATED DECISION REPORT

SMD/2018/0708 **Valid 20/11/2018**	**COPPER BEECHES THE HOLLOW CAVERSWALL**	**PROPOSED ALTERATIONS & EXTENSIONS TO EXISTING HOUSE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity;
- Footpath;
- Drainage.

DESCRIPTION OF SITE

The application dwelling is a detached dormer bungalow sitting within a generously sized domestic curtilage. The property benefits from plenty of off-road parking and turning space, has an attached garage and external amenity areas to the front and rear of the house. Land levels within the site vary greatly. The vehicular access part of the site sits lower in level compared to the rear of the property. The land to the rear of the dwelling is terraced with a staircase leading to the higher land. Boundaries consist of fencing and planting. To the north (and at a lower level to the application site) is a road called The Hollow. To the south west is a neighbouring dwelling known as The Firs and to the east are the playing fields of St. Filumena's Primary School.

For the purposes of planning policy consideration the application site is located within a Conservation Area and the Caverswall and Cookshill Village Development Boundary. The site is also subject to the restrictions of an Article 4 Direction and public footpath Number 23 (Caverswall Parish) runs alongside the eastern boundary within the application site.

PROPOSAL

The application is for a single storey side extension, single storey rear extension and external chimney stack. The side extension would replace an existing flat roof extension (containing garage, laundry and utility). The new side extension would have a larger footprint as it would infill the current recessed area between the front of the house and the garage but it would be approximately 2.7m narrower allowing for more space between the side of the house and the boundary. The roof to the side extension would be flat and have a glazed lantern within it, surrounding the flat roof would be a parapet wall.

Similar to the side extension, the rear extension would have a flat roof and glazed lantern light, all set down behind a parapet wall. The rear extension would include a decorative timber fascia. Internal alterations would open up the interior living space at ground floor level to create two living room areas, study, utility and kitchen/dining room. Brickwork would match that of the existing house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6b	Smaller Villages Area Strategy
SD1	Sustainable Use of Resources
DC1	Design Considerations
DC2	The Historic Environment

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 has now been held 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 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 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 are considered to be relevant to this application:

SS1	Development Principles (Moderate)
SS1a	Presumption in Favour of Sustainable Development (Significant)
SS9	Smaller Villages Area Strategy (Limited)
SD1	Sustainable Use of Resources (Limited)
DC1	Design Considerations (Moderate)
DC2	The Historic Environment (Significant)

Supplementary Planning Guidance

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

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including section(s)

2:	Achieving sustainable development
8:	Promoting healthy and safe communities
12:	Achieving well-designed places
16:	Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 6/1/19
Neighbour consultation period ends:12/12/18
Cheadle and Tean Times: Expires 28/12/18

Public Comments: No representations received.

Conservation Officer (SMDC): Concerns about the originally submitted scheme. Running the parapet around the whole of the side extension would improve the design.

Caverswall Parish Council: The Parish Council have no objection to this application subject neighbours approval and any Conservation Officers comments. We would like to point out that this property lies near listed buildings and therefore any impact on these must be taken into account.

Severn Trent Water: The proposal has minimal impact upon the public sewerage system therefore no objections to the application and no drainage conditions required. STW advise that there may be a public sewer running through the site. Officer Note – this information can be relayed to the applicant/developer by means of an informative note on the decision notice in the event of planning permission being approved.

Footpaths (SCC): Map provided to demonstrate that Footpath number 23 (Caverswall Parish) does run through the application site but would not be blocked by the proposed development.

OFFICER COMMENTS

Principle of Development

The application site is located within the Caverswall and Cookshill Village Development Boundary, is subject to the constraints of an Article 4 Direction and is within a Conservation Area. A footpath runs through the site. Whilst the application site is subjected to a number of restrictions these do not automatically mean that there is any in principle objection to the development, they are matters which simply need to be considered. In this instance other material planning considerations include design, visual impact, neighbour amenity and drainage.

Design and visual impact

Since submission of the application the design of the proposed extensions has been altered and the front porch omitted. The amendments were made following on from officers concerns (including Conservation Area officer) in particular the roof shape and the porch. Following on from negotiations with the architect a new drawing has been submitted (drawing 5667-002 Rev E) which shows that both the side and rear extensions would be designed with flat roofs, recessed behind a parapet wall. Each

extension would have a glazed lantern light. Brickwork would match that of the existing house and the rear extension would include a decorative timber fascia at eaves height. There are no concerns in respect of the relationship between the extensions and the original house. The rear extension sits neatly against the rear wall of the house, is subordinately sized and given it extends to eaves height only, it would not take away any view of the simple rear dormer roof slope. The side extension is large but it has to be borne in mind that it is replacing a similarly large flat roof extension albeit of different footprint shape. The new addition would sit closer to the front wall of the existing house but it is noted it would be narrower, thus ensuring an addition with a better relationship (bulk wise) with the house. There are no concerns about the chimney.

In terms of wider visual impact the dwelling does not play any part within the street scene. The Hollow (road to the rear of the house) is significantly lower in level and the application site cannot be seen from it. The Firs (dwelling to the west) is also individually designed and therefore there are no issues in terms of unbalancing the properties. A footpath does run through the site (adjacent to the eastern boundary) and users of the path would have clear views of the extensions. Good design should be sought in any case but the amendments were also sought because of potential wider public views. The current proposal is considered acceptable, there are no wider visual impact concerns.

Neighbour amenity

There are no neighbour amenity objections to this application. The nearest neighbouring dwelling is The Firs to the west/south-west. Whilst some views of the rear extension may be seen from the curtilage of The Firs the separation distance and the orientation of the two dwellings ensures that there are no overlooking or overbearing concerns. No representations have been received from the occupants of The Firs.

Footpath

A Public Right of Way crosses the site, running alongside the eastern boundary from The Hollow in a southerly direction towards the southern boundary of the site. The footpath is Number 23 (Caverswall Parish). An officer from Staffordshire County Council has provided details of the route of the footpath and a plan to show its location in relation to the proposed scheme. The plans show that the development would not impact upon the route of the footpath, indeed the demolition of the existing flat roof garage and its replacement with this scheme would allow for a greater separation distance between the site boundary and the side wall of the house, thus allowing for a wider footpath route. It is considered reasonable (in the event of planning permission being approved) that an informative note concerning the footpath and the need for it to remain open is added to the decision notice.

Drainage

Severn Trent Water has assessed the application, concluding that they do not require the imposition of any drainage conditions due to the fact that the proposal would have minimal impact on the public sewerage system. Severn Trent do advise that there may be a public sewer running through the site, that public sewers have statutory protection and may not be built close to, directly over or be diverted without

the consent of Severn Trent Water. An advisory note should be added to the decision notice in the event of planning permission being approved.

CONCLUSION / PLANNING BALANCE

There are no objections to the application in terms of the principle of development. The report above sets out the reasons why the proposed scheme is acceptable in terms of design, visual impact, neighbour amenity and drainage arrangements. It has also been demonstrated that the scheme would not have any adverse impact upon the route of footpath 23 (Caverswall Parish) and therefore the application is recommended for conditional approval with the addition of informative notes including those relating to the footpath and drainage.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 29/1/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council