DELEGATED DECISION REPORT

SMD/2018/0766 **Valid 06/12/2018**	**20 STUART AVENUE** **DRAYCOTT IN THE MOORS**	**PROPOSED SINGLE STOREY EXTENSION AT REAR TO FORM KITCHEN AND SUNROOM TOGETHER WITH A SINGLE STOREY EXTENSION TO SIDE TO FORM GARAGE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of Development (Green Belt);
- Design and visual impact;
- Neighbour amenity.

DESCRIPTION OF SITE

The application site is 20 Stuart Avenue Draycott-in-the-Moors, a semi-detached, pebble-dashed render, two-storey dwelling. The dwelling sits within a rectangular shaped domestic curtilage and is orientated to face towards the north-west. Off-road parking is available at the front of the house; there is a drive at the side of the house and a detached, single garage towards the rear of the plot. The site is relatively level, to the rear of the property there is a garden and a paved area and boundaries consist mainly of timber fencing panels and planting. The dwelling does have a ground floor, pitched roof rear wing but this appears to be part of the original house.

For the purposes of planning policy consideration the application site is located within the Green Belt. The site does not form part of any Conservation Area, there are no protected trees within the grounds and there are no listed buildings within the vicinity of the site.

PROPOSAL

Permission is sought for a single storey rear extension and single storey side extension. The rear extension would provide kitchen/dining accommodation whilst the side extension would form a garage. Both extensions would have pitched roofs and be finished in render to match the existing house.

The architect has submitted a revised drawing to demonstrate that the proposal complies with the Councils Space About Dwellings standards in respect of development near to neighbouring principal windows.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6	Rural Areas
SS6b	Smaller Villages Area Strategy
SS6c	Other Rural Areas Area Strategy
DC1	Design Considerations
DC3	Landscape and Settlement Setting
R2	Rural Housing
T1	Development and Sustainable Transport

Supplementary Planning Guidance

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

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

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 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 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)
SS4	Strategic Housing and Employment Land Supply (Limited)
SS9	Smaller Villages Area Strategy (Limited)
SS10	Other Rural Areas Strategy (Limited)
DC1	Design Considerations (Moderate)
DC3	Landscape and Settlement Setting (Significant)
H1	New Housing Development (Limited)
T1	Development and Sustainable Transport (Moderate)

National Planning Policy Framework

Including sections:

2: Achieving sustainable development
9: Promoting sustainable transport
12: Achieving well-designed places
13: Protecting Green Belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None on the application site.

Neighbouring property 22 Stuart Avenue = 92/00284/FUL (Two storey side and rear extension to form kitchen with bedroom over. Approved and implemented.

CONSULTATIONS

Publicity

Site Notice expiry date: 06/02/2019
Neighbour consultation period ends: 03/01/2019

Public Comments: No representations received.

Draycott Parish Council: No objections to the application.

Severn Trent Water: The proposal has minimal impact on the public sewerage system therefore there are no objections to the proposals and no drainage condition needs to be applied. Severn Trent advise that there may be a public sewer located within the application site. (Officer note – an informative note can be added to the decision notice in the event of the planning application being approved).

OFFICER COMMENTS

Principle of Development
The application site is located within the Green Belt. Paragraph number 145 of the National Planning Policy Framework (2018) lists (at part c) the extension or alteration of a building as an exception to inappropriate Green Belt development provided that it (extension/alteration) does not result in disproportionate additions over and above the size of the original building. This stance is echoed within the Council's adopted Core Strategy within policies SS6c (allows for the conversion, extension or replacement of an existing rural building in accordance with policies R1 and R2) and policy R2 (extensions to existing dwellings provided that they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area).

Design and Visual Impact
Section 12 of the NPPF requires all developments to function well and be visually attractive. Core Strategy policy DC1 also seeks to secure well-designed developments where respect should be given to the site and its surroundings whilst protecting the amenity of the area, including residential amenity. The Councils adopted Supplementary Planning Guidance identifies that extensions should be subordinate in size to the existing building so that the original building dominates. The height and proportions of the existing house need to be considered as does the secondary/subordinate appearance/relationship of the extension to the dwelling. Extensions should integrate well with the original building, including using matching

materials. The adopted Design Guide (SPD) refers to subordinate size/massing and appropriate materials.

The application dwelling has not previously been extended. In favour of this scheme is the subordinate relationship of the extensions compared to the size of the dwelling (original state). From the front (roadside elevation) the proposed garage would read as a well-designed addition; matching materials, low level roof and links with the main house by the overlapping of a lean-to roof/canopy. The size of the garage door is acceptable and is proportionately sized.

The rear extension narrows in width towards the outwards opening French doors on the rear elevation. The use of large glazed openings is acceptable and adds a modern feature to the property. The use of matching pebble-dash render is acceptable. The side elevation (on plan view) shows a lengthy addition to the dwelling but its massing is broken up by the narrowing of the building and the resultant shape of the roof slope, differing eaves heights and low ridge height.

The visual impact of the extension is limited (rear extension) and the openness of the Green Belt is not compromised. The extension is not a disproportionate addition to the house and complies with NPPF paragraph 145. Although the property does have a Green Belt designation it is noted that the immediate surrounding area (Stuart Avenue, Manor Close, New Avenue, Uttoxeter Road and Draycott Old Road) is a relatively well built up residential area and other dwellings have benefited from much larger extensions than the one proposed here; notably the attached dwelling which has benefitted from a two storey and single storey extension. The proposed extension is not out of keeping with the sizes of additions elsewhere. Visual impact is further discussed within the following 'amenity' section of the report.

Neighbour Amenity

The neighbouring property (18 Stuart Avenue) will not be affected by the proposal. The two dwellings are separated by driveways (neighbours drive enclosed by a corrugated lean-to type of car port) and the neighbours timber shed. Whilst the proposed extension would be seen from number 18 it would not breach any adopted Space About Dwellings standards in respect of development adjacent to principal windows and has been designed so as not to introduce any overlooking by new windows.

The attached neighbour (number 22 Stuart Avenue) has greater potential to be affected by this proposal. The architect has submitted a revised drawing to show that the extension complies with the Space About Dwellings (principal windows) amenity standards. This is due to the neighbouring dwelling already benefitting from a ground floor rear extension; had his not been the case then the proposed extension would have been unacceptable in terms of neighbour amenity/overbearing impact. From the neighbours perspective (number 22) approximately half of the new addition to number 20 would be masked by their own ground floor rear extension, thus reducing visual and neighbour amenity impact.

For the reasons outlined above it is considered that the extensions are acceptable in respect of neighbour amenity impact.

Parking
The proposed garage would be built upon the existing drive at the side of the house but it would not remove any parking provision within the site. Off-road parking space for at least two vehicles is located at the front of the house and it is understood that this will remain the case.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is considered that the application is acceptable in terms of the principle of development, design, visual impact, neighbour amenity and parking. Conditional approval is recommended.

OFFICER RECOMMENDATION : Approve subject to conditions

Case Officer: Lisa Jackson
Recommendation Date: 6th February 2019.

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council