DELEGATED DECISION REPORT

SMD/2018/0762 **Valid 10/12/2018**	**FARLEY COTTAGE** **SCHOOL GREEN** **IPSTONES**	**PROPOSED SINGLE STOREY SIDE/REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design, character and appearance;
- Impact on the character of the Conservation Area;
- Amenity.

DESCRIPTION OF SITE

Farley Cottage is a detached two storey cottage located within the village of Ipstones. The site falls within the Ipstones Conservation Area and consequently this application has been supported with a detailed Heritage Statement. The dwellinghouse is positioned perpendicular to the highway and fronts onto a landscaped cottage garden. The site is bound by residential properties to the north and south and by the playing fields of St Leonard's C of E First School to the east.

PROPOSAL

Planning approval is sought for the construction of a single storey side 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) 7, 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

79/07875/OLDCC Construction of two storey extension and carport with vehicular access - Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 10.01.2019
Neighbour consultation period ends: 01.01.2019
Press Advert: 09.01.2019

Public Comments

No representations received.

Town / Parish Comments

No comments received at the time of preparing this report.

Conservation Officer

No objection (verbal consultation). Recommendation for windows within the gable elevation to be reduced in size in order to better relate to the proportions of the elevation.

OFFICER COMMENTS

Principle of Development

Para 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 area 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 in Core Strategy (CS) SS1, where it outlines the Council's 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, spatial and environmental circumstances of the area.

The application site adjoins the Ipstones 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. CS policy SS6c relates to the 'other rural areas' which fall outside of the development and infill boundaries of the towns and villages. These areas will provide only for development which meets an essential local need, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The principle of an extension in this location is considered to be acceptable, in accordance with CS policies R1 and R2.

Design & Conservation

The application dwelling is a two storey stone built cottage that is characteristic of the Staffordshire Moorlands landscape. The dwelling runs perpendicular to the highway and the private cottage garden is found to the front of the dwellinghouse. The dwellinghouse has been extended historically, however the original character of the dwellinghouse has been successfully retained.

The proposed extension is to be single storey and positioned on the western elevation of the dwellinghouse. It has been proportionally designed to respect the scale and form of the host dwelling. A valley roof arrangement is proposed in order to take account of an existing first floor window; and a traditional material palette is proposed to reflect the host dwelling and local vernacular.

The extension is to serve as a garden room and as such bi-fold doors are proposed to the south facing elevation, 2 no. windows are proposed to the east elevation and patent glazing is proposed within the roof. It is considered that the architect has successfully achieved an acceptable balance between the traditional and contemporary. The extension on the main will not be visible from public vantage points; the only partially visible elevation is the north elevation which is to be constructed of stone. A drystone wall and foliage would screen the extension tot he east; and the position, scale and orientation of the extension relative to the public highway would restrict views from the south. Metal rainwater goods are proposed, stone coping and stone head detailing is welcomed.

In accordance with paragraph 189 this application has been supported with a detailed Heritage Statement.

It is considered that the proposed extension would not detract from historic integrity of the Ipstones Conservation Area. The extension has been appropriately designed to respect the scale, form and architectural character of the host dwelling.

Accordingly this application is considered to comply with policies DC1 and DC2 of the Staffordshire Moorlands Core Strategy; and section 16 of the National Planning Policy Framework.

Amenity

The application site is bound by residential properties to the north and south. Taking account of the scale and window positions relative neighbouring properties and their respective windows, it is not considered that the extension would result in harm to the amenity of the area. This is in view of the distances to boundaries and the single storey nature of the proposal as well as boundary treatments. Overall it is not considered any overshadowing or overlooking of neighbouring dwellings would occur. As such this application accords with policy DC1 of the Staffordshire Moorlands Core Strategy and National Planning Policy Framework paragraph 127(f).

Highway Safety

The proposed development would serve to provide a sunroom that is form an extension to the existing kitchen. Consequently the development will not result in the intensification of existing bedroom accommodation. The proposed development would therefore not likely result in highway safety concerns. This application therefore accords with policies DC1 and T1 of the Staffordshire Moorlands Core Strategy.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the policies contained in the Staffordshire Moorlands Core Strategy and National Planning Policy Framework.

It is noted that the applicant engaged in pre-application discussions and has responded positively to the advice given.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 14.02.2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council