DELEGATED DECISION REPORT

SMD/2018/0798 **Valid 28/12/2018**	**21 CAVENDISH ROAD** **UPPER TEAN**	**PROPOSED SHED/STORAGE EXTENSION AND CONVERSION OF EXISTING GARAGE INTO STUDY** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- The impact on the character and appearance of the area
- The impact on residential amenity

DESCRIPTION OF SITE

The site is within the development boundary of Upper Tean and comprises a detached two-storey dwellinghouse on a modern housing estate to the north of the village centre. It faces a shared driveway off the end of the Cavendish Road cul-de-sac to the west. There are other similar houses either side to the north and south and a footpath runs along the south boundary connected to Gorsty Hill Road to the east which is a country lane running along the rear boundary of the site. There are open fields to the other side of this. There are other dwellings to the other side of Cavendish Road to the west.

PROPOSAL

This is a full householder planning application for a single-storey side extension which would project from the side wall of a previously approved two-storey side extension, to provide a 1-bed annex. There was a single-storey side extension off the annex as part of the previous approved scheme. However, this is now proposed to be enlarged. Although narrower than the previously approved single-storey projection, the new proposed extension would be considerably longer, extending forward towards the road but keeping the small rear projection. As a result, the extension would be higher to maintain the roof pitch, keeping the side gable end design of the roof. It would continue to be used as a shed/storage area accessed externally, as previously approved. The two-storey extension, not yet built, would remain the same as previously approved. A Non Material Amendment application was firstly put in for the side addition, but this was refused due to the significant increase in size and height, hence the reason for the submission of the full planning application to seek approval for this amended scheme of extensions.

The only other change to the approved plans is the conversion of the existing internal garage into a study. However, planning permission is not required for this.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES
Core Strategy Development Plan Document (Adopted 2014)

DC1 Design Considerations

National Planning Policy Framework (Revised July 2018)

Section 12 (Design).

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:

DC1 Design Considerations

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0440. Previous approved scheme of extensions.

CONSULTATIONS

Publicity
Site Notice expiry date: 1.2.19
Neighbour consultation period ends: 1.2.19
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

Although the single-storey side addition to the approved annex would be considerably larger than previously approved, it would still appear subservient to the overall house with annex added on. The side gable end design, form, scale and materials on the extension would harmonise with the dwelling. It would not project forward of the main front wall. It would have no additional impact on neighbours due to the gap between it and the property to the south and the absence of windows ensures privacy would be maintained.

The conversion of the garage would not need planning permission but in any case, three off-road parking spaces would be maintained which is sufficient to serve the dwelling together with proposed 1-bed annex.

CONCLUSION / PLANNING BALANCE

The amended proposal would not harm the visual or residential amenities of the area.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 20.2.19

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council