DELEGATED DECISION REPORT

SMD/2018/0778 **Valid 12/12/2018**	**1 WOODSIDE AVENUE** **BROWN EDGE**	**SINGLE-STOREY REAR EXTENSION AND NEW VEHICLE ACCESS WITH LANDSCAPING WORKS AND BOUNDARY HEDGE.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design, character and appearance;
- Amenity; and
- Highway safety.

DESCRIPTION OF SITE

Woodside Avenue forms part of a residential housing estate comprising predominantly of bungalows. The application site occupies a corner plot between the main highway that serves Woodside Avenue and a small residential cul-de-sac. The application site comprises a detached bungalow that is positioned centrally within a rectangular shaped plot. A detached single garage and driveway are found to the west of the dwellinghouse and a landscaped garden is found to the east and south. The dwellinghouse is orientated to front the cul-de-sac to the east and vehicular access is provided adjacent to the west site boundary leading off Woodside Avenue.

The application site lies within an area that is predominantly residential in character and falls within the Brown Edge Village Development Boundary.

PROPOSAL

Planning approval is sought for the construction of a single storey side and rear extension; and, for engineering works to facilitate additional on-site parking and landscaping to the front garden.

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) 12

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

SMD/1979/0143 Proposed loft conversion
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 10.01.2019
Neighbour consultation period ends: Expired
Press Advert: N/A

Public Comments

1no. representation has been received which raises objection to a proposed window that is to be located within the north facing roofslope, adjacent to no.3 Woodside Avenue. The objection received can be summarised as follows:

- Because of the terrain the floor of my bungalow is approximately 2m above the ground level of no.1. Therefore the proposed window will be almost level with my kitchen window and bathroom window.
- I object to a window anywhere in this wall because of the close proximity to the boundary and therefore my bungalow. Any window would be an invasion of privacy.
- The materials to be used in the construction are not detailed in the plan. Due to the size and all round exposure, I am of the opinion that only buff coloured brick and suitable tile would be acceptable.

Town / Parish Comments

No objections, subject to normal planning guidelines.

Staffordshire County Council Highways

No objection.

OFFICER COMMENTS

Principle of Development

Paragraph 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 are 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) policy 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, social and environmental circumstances of the area.

The application site is located within the Brown Edge 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.

The principle of development is considered to be acceptable.

Design

The application dwelling is a hipped roof bungalow that occupies a corner plot within an area that is predominantly residential in character. The immediate locality is characterised by detached bungalows of a similar ilk, low boundary walls and soft hedging. This application seeks approval for the construction of a single storey side and rear extension and engineering works to reduce the level of the front garden and to provide additional on-site parking.

The proposed single storey extension is to comprise of a wrap around extension that is to extend beyond the north west and north east elevations of the bungalow by 2.4m and 1.7m respectively; forming a side and rear extension. It is noted that the rear extension is to connect to an existing single garage that is positioned within the north western corner of the plot. A hipped roof is proposed that is to reflect the pitch and form as the existing roof. External building materials are to comprise of facing brick work to the walls and plain clay tiles to the roof. It is considered reasonable to apply a condition that requires external building materials to match the existing.

The existing parking area adjacent to the west site boundary is to be retained. A new parking area is proposed on the existing garden area that sits between the south elevation of the bungalow and the southern site boundary which adjoins the public highway. Due the levels of the site this would involve some excavation. The bungalow sits 1m above the highway level and the landscaped garden slopes down towards the highway boundary to a level measuring 0.4m above the level of the highway. The site boundary at this point is served by a brick built retaining wall. It is proposed to level this section of the site, retaining a walk way around the bungalow. Steps are proposed and hard surfacing is to be permeable.

Landscaping works are proposed to the front garden that would result in the lowering of the existing lawn and the incorporation of gabions or a similar retaining structure and steps. A level difference of circa 0.4m would be achieved.

The application site occupies a prominent corner plot and the landscaped areas are, and will remain to be, clearly visible from public vantage points. It is noted that no.15 opposite the application site to the south east has carried out works to level a section of their site. The works proposed would retain a landscaped frontage and would not detract from the prevailing character of Woodside Avenue.

This application is considered to accord with CS policy DC1 which requires all new development to be of a high quality and designed to respect the site and its surroundings and promote a positive sense of place and identity through scale, density, layout, siting, character and appearance.

Amenity

The application site is bound by no.98 High lane to the north west and n.3 Woodside Avenue to the north east. The proposed extension is to be positioned on the north and west elevations of the dwellinghouse. The existing garage would serve to screen the proposed extension from vantage points to the rear of no.98 high Lane. The extension is not a scale that would result in detrimental harm to the amenity of this neighbouring property.

No.3 Woodside Avenue occupies a higher ground level to the application site. The proposed extension is to extend adjacent to the shared site boundary and would be clearly visible from this neighbouring site. The existing boundary is served by a retaining wall and timber fencing. Objection has been raised from owing to concerns regarding loss of privacy as a result of a proposed roof light window that is to be positioned with in the north facing roof slope. A site visit confirmed that there is an external ground level difference of approximately 500mm between the application and this neighbouring property. No windows are proposed within the north facing elevation of the extension. However, a site visit confirmed that there are a number of windows located within the south facing elevation of no.3.

A hipped roof formation is proposed that would serve to draw the massing of the roof away from the shared site boundary. Taking account of the change in levels, the overall scale of the extension and the position and height of the existing boundary fence it is not considered that the proposed extension would result in significantly

greater harm by virtue of scale and massing, shadowing or daylight. There would be no breach of the 45 degree rule in respect of the windows in the rear elevation of the neighbouring bungalow.

The proposed roof light window is to be positioned at a height of 3m above the internal floor level of room it is to serve. This is well in excess of 1.7m which is deemed to be acceptable to maintain an acceptable standard of privacy owing to the fact that views out of the window are restricted to upwards views. Baring this in mind it is not considered that this window would result in a loss of privacy to this neighbouring property.

A distance of c.16m would be maintained to the property at the rear. This is sufficient to ensure sufficient levels of light to this dwelling and given the single storey nature of the proposal existing boundary treatment will be sufficient to prevent overlooking. No other neighbouring dwellings will be affected.

Highway Safety

Core Strategy policies T1 and DC1 seeks to ensure that new development is served by safe and satisfactory access and that parking requirements arising from the development are contributed to. Staffordshire County Council have been consulted on this application and have raised no objection.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the relevant policies of the Staffordshire Moorlands Core Strategy and National Planning Policy Framework. As such a recommendation of approval is provided.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 21.03.2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council