DELEGATED DECISION REPORT

SMD/2019/0087 **Valid 14/02/2019**	**25 WOODHOUSE LANE** **BIDDULPH**	**SINGLE STOREY REAR EXTENSION WITH NEW FRONT PORCH AND ALTERATIONS TO EXISTING SIDE EXTENSION WITH ADDITIONAL OPENING TO NEW BEDROOM. HOUSE TO BE RENDERED IN AN OFF-WHITE FINISH.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Design/impact on the street-scene & character and appearance of the area
- Impact on residential amenity
- Highway safety
- Mineral safeguarding and coal development
- Sustainability

DESCRIPTION OF SITE/CONTEXT

The property to which the application relates is a detached bungalow located within the settlement boundary of Biddulph, a low risk development area and mineral safeguarding area (sand and gravel), as defined in the Core Strategy.

The property has red brick (bottom half) and rough render (upper half) elevations and under a clay tiled roof; with on-site parking at the front and gardens to the rear

PROPOSAL

The application seeks full planning permission for what is described as *"Single storey rear extension with new front porch and alterations to existing side extension with additional opening to new bedroom. House to be rendered in an off-white finish."*

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES, GUIDANCE AND OTHER MATERIAL CONSIDERATIONS

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS5 Towns

SS5b Biddulph Area Strategy
DC1 Design Considerations
C1 Creating Sustainable Communities
NE1 Biodiversity and Geological Resources
T1 Development and Sustainable Transport

National Planning Policy Framework

- 1 - Introduction
- 2 - Achieving sustainable development,
- 6 - Building a strong, competitive economy
- 9 - Promoting sustainable transport
- 12 – Achieving well designed places
- 14 - Meeting the challenge of climate change, flooding and coastal change
- 17 – Facilitating the sustainable use of materials

National Planning Practice Guidance

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

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 was held in October 2018. Additional information is to be submitted to the Inspector after which Modifications will be required; the Proposed Main Modifications will be subject to public consultation. The timescale for the adoption of the Local Plan currently remains as Spring 2019, though this is likely to be revised. The Local Plan 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 examination in public has been undertaken.
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question. The level of outstanding objections to each policy indicates the amount of weight to be given to each of the policies at this stage in the process.
- The degree of consistency of policies with the NPPF – At this stage, the Council considers the submitted version of the Local Plan to be sound and policies are deemed to be consistent with the NPPF. As noted above, additional information is to be submitted along with Modifications.

Emerging Policies

The following policies are considered to be relevant to this application:

- SS1 - Development Principles
- SS1a - Presumption in favour of Sustainable Development
- SS2 - Settlement Hierarchy
- SS6 – Biddulph Area Strategy
- DC1 -Design Considerations
- DC3 -Landscape and Settlement Setting
- SD1 – Sustainable Use of Resources
- SD3 – Sustainability measures in development
- T1 - Development and Sustainable Transport

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 28.03.2019
Neighbour consultation period ends: 12.03.2019
Press Advert: N/A

Public Comments

None received.

Biddulph Town Council Comments

No adverse comments.

Severn Trent Water

With Reference to the above planning application the company's observations regarding sewerage are as follows:

As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

SMDC Highways

No objections received.

OFFICER COMMENTS

Principle of Development

As outlined above. the application seeks full planning permission for *"Single storey rear extension with new front porch and alterations to existing side extension with additional opening to new bedroom. House to be rendered in an off-white finish."* Within the context of Development Plan policies the principle of the proposed development is acceptable.

Design/impact on the street-scene and character & appearance of the area

The proposed single-storey rear extension measures 3.5m deep and extends across the width of the rear elevation to be attached to an existing sing-storey outrigger the same depth. The new extension has a flat roof with glazed lantern. An additional single-storey lean-to extension attached to the existing outrigger is to be demolished.

The existing front porch is to be made a little larger, to approx. 1.1m deep.

A bedroom window is to be inserted on the north-western facing side elevation (as the existing window on the rear elevation is to be blocked as a result of the rear extension.

The proposal includes rendering the whole of the external elevation with an of-white render; the roof tiles over the porch are to match existing and the flat-roof will be fibre-glass.

It is considered that the size, scale, siting, design and materials of the proposals would have an acceptable relationship with the host dwelling and an acceptable impact on the street-scene and character and appearance of the area (it is noted that as well as the existing property being half rendered other properties along the street are fully rendered). As such, the proposed development is considered to comply with the design tenets of Core Strategy policy DC1 and section 12 of the NPPF.

Impact on neighbour amenity

The relationship with the south-eastern boundary of the site at the rear is only altered in the form of the existing lean-to extension being removed. Consequently there is not impact on the neighbouring property to the south-east. The relationship with the north-western facing boundary at the rear is altered as a result of a) the extension and b) a bedroom window being inserted in the side gable elevation. Given a) the presence of a single-storey rear extension on the neighbouring property, b) the fact that there are no habitable room windows on the side gable of the neighbouring

property, c) the relative size of the proposed extension and d) the presence of a boundary fence, it is considered that the proposal would have a limited and acceptable degree of impact on the amenities of the neighbouring properties. As such, the proposal accords with the amenity tenets of policy DC1 of the Core Strategy and bullet point 'f' of para. 127 of the NPPF.

Highway Safety

The proposal would result in proving 3 No. bedrooms compared with the existing 2 No. bedroom. Given that a) there is sufficient on-site parking at the front of the property for 2 No. vehicles, b) the parking levels required for a 2 No. and 3 No. bedroom property are usually the same anyway and c) the site is located within a sustainable location it is considered that the proposal complies with Core Strategy policy T1 and section 9 of the NPPF.

Mineral safeguarding and coal development

As noted, within the context of Development Plan policies the site is located within a Coal Low Risk Development Area and a Minerals Safeguarding Area (sand and gravel). The site is not within or near to any permitted waste management facility; and the nature/extent of the proposal is exempt from the requirements of Policy 3 – Mineral Safeguarding in the Minerals Local Plan for Staffordshire 2015 – 2030. It is considered therefore that there would be no development risk or minerals safeguarding issues arising from the proposal. As such the proposal complies with CS policy NE1 and section 17 of the NPPF.

CONCLUSION / PLANNING BALANCE/SUSTAINABILITY

Bearing all the above matters in mind the proposed development is considered to be a sustainable form of development that accords with Development Plan policies SS1, SS1a and all other relevant Development Plan policies. Therefore the application should be approved without delay, in accordance with para 11 of the NPPF.

OFFICER RECOMMENDATION: APPROVE

Case Officer: John Williamson
Recommendation Date: 11/04/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council