DELEGATED DECISION REPORT

SMD/2019/0050 **Valid 28/01/2019**	**44 CROSSFIELD AVENUE** **BLYTHE BRIDGE**	**TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND ALTERATION TO EXISTING GARAGE.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Design/visual impact;
- Neighbour amenity;
- Parking;
- Drainage.

DESCRIPTION OF SITE

The application site consists of a two-storey, hipped roof, semi-detached dwelling with front and rear gardens, off-road parking space and detached outbuilding (garage and store). The dwelling occupies a cul-de-sac location and forms part of the built up residential area. Land levels within the site are relatively flat, boundaries consist of fencing and hedgerows.

For the purposes of planning policy consideration the application site is located within the Blythe Bridge and Forsbrook Village Development Boundary. The property does not sit within a Conservation Area; there are no listed buildings within or near to the site and no protected trees which would need to be considered.

PROPOSAL

Planning permission is sought for the erection of a two-storey side extension, single storey rear extension and alterations to the garage. The two-storey extension would have a hipped roof, the ground floor walls being of facing brickwork and the first floor finished with an off-white colour render. The rear extension would be single-storey, be finished with facing brickwork and have a sloping, lean-to style roof containing two roof lights. The alterations to the garage building would entail a 1.5m section being demolished at the front of the building and extending it to the rear by 1.5m; this allows the outbuilding to remain at the same depth but provides sufficient space at the rear of the house to accommodate the ground floor rear extension. The new sections of the garage would be finished with render (to match the existing garage render). The extensions, together with internal alterations, would provide an open-plan kitchen/dining/family room with ensuite and WC whilst at first floor level there

would be two bedrooms and an ensuite (ensuite to be formed by converting a box room bedroom).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SD1	Sustainable Use of Resources
DC1	Design Considerations
T1	Development and Sustainable Transport

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

Paragraph 48 of the 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 Autumn of 2019. At this 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)
SD1	Sustainable Use of Resources (Limited)
DC1	Design Considerations (Moderate)
T1	Development and Sustainable Transport (Moderate)

Supplementary Planning Guidance

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

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework (2019)

2: Achieving sustainable development.
9: Promoting sustainable transport.
12: Achieving well-designed places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 20th March 2019.
Neighbour consultation period ends: 20th March 2019.

Public Comments: None received.

Forsbrook Parish Council: No representations received.

Severn Trent Water: The proposal has minimal impact upon the public sewerage system therefore no objections to the application and no drainage condition is required. STW advise that there may be a public sewer running through the site. Officer comment: In the event of planning permission being approved an informative note could be added to the decision notice to remind the applicant/developer of their responsibilities in respect of developments near to public sewers.

OFFICER COMMENTS

Principle of Development
The application site is located within the Blythe Bridge and Forsbrook Village Development Boundary. The property does not sit within a Conservation Area; there are no listed buildings within or near to the site and no protected trees which would need to be considered. There are no 'in principle' objections to the proposed extensions subject to satisfying all other relevant material planning matters. In this instance the matters to consider include design, visual impact, neighbour amenity, parking and drainage.

Design/Visual Impact
The overall shape and form of the proposed extensions are acceptable. The two-storey element is proportionately sized in relation to the existing house (including width) taking on a secondary/subordinate relationship by means of lower level ridgeline and recessed front wall and roof slope. The two-storey section would have a hipped roof to match the existing house. The rear extension is simple in its form and there are no objections to its appearance.

The original plans included the extensive use of render and the loss of all of the exposed brickwork on the original house. Officer's expressed concerns over the extent of proposed render, particularly as the attached dwelling had facing brickwork; the change would have visually unbalanced the properties and the resultant dwelling would have looked completely out of place within the street scene.

The use of matching brick and tiles is welcomed, although the scheme would see the introduction of a new facing material (render) at the front of the dwelling (render already present at ground floor level to the rear and part of the side elevation), which is considered to be at odds with the use of brick on the host dwelling and adjoining semi detached house. Whilst the revised plans have reduced the amount of render,

it is still considered that this would result in an incongruous material when compared to the host dwelling and the adjoining semi and surrounding area. The surrounding area has the occasional pair of semi detached houses with render at first floor, however the predominant material is brick on surrounding semi detached houses of a similar age. Although the plans have been amended to restrict the render use to the upper floor of the side extension only, it is still considered that this would be visually harmful to the pair of semi detached houses. However, in order to address this concern, a condition can be imposed preventing the use of render.

The alterations to the garage do not raise any cause for concern; the rear extension to the garage will have a render finish but this will match the current appearance of the garage.

For the above reasons it is considered that the scheme is acceptable in terms of design and visual impact.

Neighbour Amenity

A site visit reveals that the attached dwelling (number 43 Crossfield Avenue) already benefits from a single storey rear extension and no part of the proposed development would result in any adverse amenity impact upon the occupants of number 43.

There are residential properties to the north-east (Jasmine Close) which back onto the application site. The application site has a generously sized rear garden; even if the ground floor extension was built there would still be a separation distance of approximately 18m-19m between the house and the rear boundary. The new two storey side extension would run flush with the existing rear wall of the house. Whilst the new extensions are likely to be seen by the Jasmine Close properties, there is a generous separation distance and no amenity standards would be breached.

Similar to the Jasmine Close properties, the neighbouring Crossfield Ave dwellings to the south-east will have views of the two-storey side extension. Number 46 Crossfield Avenue abuts the application site at the point where the two-storey side extension would be located. Measured on plan view 46 Crossfield Avenue has a garden length of approximately 17m and although the extension would be seen from the garden it would not have any adverse neighbour amenity impact. The separation distance means that there would not be any unsatisfactory overbearing relationship and the absence of any first floor side windows (can be controlled by condition) ensures that there would be no unwanted overlooking.

For the above reasons it is concluded that the application raises no material neighbour amenity concerns. Furthermore it is noted that no representations have been received from any neighbouring properties.

Highways

The two-storey side extension will remove the availability of some of the driveway for parking however there is sufficient space at the front of the house for 2-3 vehicles.

Drainage

The application raises no concerns in respect of impact upon drainage arrangements. Severn Trent Water have confirmed there is no requirement for any drainage conditions to be imposed (in the event of planning permission being approved) but do make reference to the possibility of a public sewer running through the site. An informative note to remind the developer/applicant of their requirements could be added to the decision notice.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report it is considered that the proposal for domestic extensions to 44 Crossfield Avenue is acceptable in terms of design, visual impact, subject to a conditions restricting the use of render. Moreover there are no objections in respect of neighbour amenity, parking and drainage. There are no 'in principle' objections to the application and accordingly a recommendation of conditional approval is made.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 11/04/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council