DELEGATED DECISION REPORT

SMD/2019/0034 **Valid 28/01/2019**	**BROOKSIDE COTTAGE** **CLOUGH LANE** **WERRINGTON**	**PROPOSED EXTENSION TO EXISTING BUNGALOW.** **(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 Werrington & Cellarhead, a low risk development area and mineral safeguarding area (coal & fireclay), as defined in the Core Strategy.

The property is constructed of red brick under a clay tiled roof; with on-site parking and gardens.

PROPOSAL

The application seeks full planning permission for *"proposed extension to existing bungalow."*

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
SS6 Rural Areas
SS6a Larger Villages 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
- SS8 – Larger Villages 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

SMD/1985/0264 – Proposed Old Persons Bungalow. Approved.

SMD/1985/0512 – Details of Bungalow and Garage. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 03.03.2019
Neighbour consultation period ends: 21.02.2019
Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

None received.

Severn Trent Water

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

Severn Trent Water advises that there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently

adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building.

SMDC Highways

No objections – there is no increase in parking requirement, parking layout or access.

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission for a single storey extension off the southern facing elevation (the rear of the property). 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 rear extension measures the width of the dwelling approx. 9.5m wide) x 2.4m deep; the proposed roof ridges do not go above existing ridges and the eaves height is the same. The proposed materials are primarily brick and tiles to match existing.

It is considered that the size, scale, siting, design and materials of the proposed extension would have an acceptable relationship with the host dwelling and an acceptable impact on the street-scene and character and appearance of the area. 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 proposed extension extends towards the southern boundary of the site; the application dwelling is oriented at right angles to the neighbouring property to the south, ‘Ashdale’; consequently the existing and proposed rear elevations of the application dwelling face the northern facing side, gable elevation of ‘Ashdale. It is noted that there is a slight change in levels between the two sites, with the site of ‘Ashdale’ being a little lower (approx. 0.3-0.4m). It is also noted that there is a timber fence along the boundary between the plots.

The proposed extension would be approx. 0.4m from the boundary. The only window on the rear elevation of the proposed extension is a bathroom window and the only window on the gable elevation of ‘Ashdale’ is also a bathroom window; both bathroom windows face directly at the fence. Although the roof of the proposed extension would extend above the height of the boundary fence no windows or outdoor amenity space would be compromised by the extension. Ashdale is also located to the south of the application site which reduces the extent of any overshadowing.

Hence, it is considered that the proposal would have a limited and acceptable degree of impact on the amenities of the neighbouring property 'Ashdale' and little impact on any other 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 does not result in any increase in parking requirement (the property is currently 2 bedroom and remains 2 bedroom), parking layout or access. The Highway Authority raises no objections. As such 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 (fireclay and silica sand). 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: 26/03/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council