DELEGATED DECISION REPORT

SMD/2019/0069	**3 GARDEN VILLAGE**	**PROPOSED SINGLE STOREY**
Valid 04/02/2019	**UPPER TEAN**	**FRONT EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application is positioned on the eastern side of a small residential cul-de-sac that is characterised by two storey semi-detached dwellings of a similar ilk. The host dwelling is positioned towards the western side of a long rectangular plot and is commensurate in terms of layout and scale with the other sites within the cul-de-sac.

The application site is located within an area that is predominantly residential in character and falls within the Upper Tean Village Development Boundary.

PROPOSAL

Planning approval is sought for a single storey mono-pitched extension to the front elevation of the dwellinghouse.

In the interests of clarification, it is noted that the proposed plans show the provision of a canopy front porch extension which does not form part of the description of development. This would fall within the parameters of permitted development and therefore does not require formal consent. Taking account of these factors my assessment is based on the proposed mono-pitched single storey extension that is to accommodate a shower room only.

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

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 was recently held, 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 Atumn 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

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 15.4.19
Neighbour consultation period ends: 4.3.19
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Severn Trent Water

No objection and no drainage conditions required owing to the minimal impact the proposal will have on the public sewerage system.

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 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 at Core Strategy policy SS1, where it outlines the Councils expectation for all new development to make a positive contribution towards the sustainability of the Staffordshire Moorlands. Core Strategy 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 Upper Tean Village Development Boundary. Core Strategy 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 therefore considered to be acceptable.

Design

The application dwelling is a two storey semi-detached dwelling that is positioned on the eastern side of a residential cul-de-sac comprising properties of a similar ilk. The scheme proposed seeks to create a modest extension that is to be positioned on the principal elevation, to the north of a two storey gabled projection. The extension is to project 1.15m beyond the front elevation and measure 2.67m in width. A mono-pitched roof is proposed and external building materials are to match those of the existing house. The extension would serve to square off the north western corner of the dwellinghouse.

Although there are no other similar extensions on other properties in the vicinity of the site, it is noted that there is a large front extension to the north at number 2, which will effectively screen the extension on the approach into Garden Village. Although the extension will to some degree unbalance the pair of semi detached properties, on balance, and due to the presence of the extension to number 2, it is considered that the scale, nature and material palette of the proposed extension would not detract, to a significant degree, the character or appearance of the host dwelling or that of the wider cul-de-sac. This application is therefore considered to accord with 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 number 2 Garden Village to the north and by number 4 Garden Village to the south. A 1.8m high timber fence serves the boundary that separates the application from number 2 Garden Village, which itself

has been extended to the front in order to accommodate a garage and additional living accommodation. Windows located with the southern elevation of this neighbouring property serve a garage which does not constitute habitable accommodation for the purposes of this assessment. Nevertheless, no windows are proposed to the north facing elevation of the proposed extension. The proposed extension is not considered to be of a scale or proximity to this neighbouring property to result in harm to amenity.

Number 3 Garden Village forms the other half of the semi detached pair and due to its positioning relative to the proposed extension, would not be unduly impacted upon by the development.

For the reasons outlined, it is considered that this application sufficiently accords with Core Strategy policy DC1 which seeks to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Highway Safety

The proposed extension is to accommodate a shower room to the ground floor; as such no additional habitable accommodation is to be created. The proposal will not result in the loss of existing on-site parking provision and as such this application is considered to accord with Core Strategy policy DC1 which seeks to ensure appropriate parking provision.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the policies contained in 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: 25.04.2019

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council