DELEGATED DECISION REPORT

SMD/2019/0058 **Valid 31/01/2019**	**52 CELLARHEAD ROAD** **CELLARHEAD**	**PROPOSED DEMOLITION OF EXISTING GARAGE AND CONSERVATORY. ERECTION OF A TWO STOREY SIDE AND REAR EXTENSION TO EXISTING DWELLING** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design, character and appearance
- Amenity
- Highway safety

DESCRIPTION OF SITE

The application site forms part of a linear form of development that extends along the northern side of the A52 Cellarhead Road. The site is located within the Werrington and Cellarhead Village Development Boundary and the immediate locality is predominantly residential in character. The application site comprises a detached two storey dwellinghouse with landscaped gardens to the front and rear. Vehicular access is provided via the southern boundary and driveway access is provided to a recently demolished attached garage that was located on the eastern side of the dwellinghouse.

PROPOSAL

Planning approval is sought for a two storey front, side and rear extension and a single storey rear extension.

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 held in Autumn 2018 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 towards the end 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

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 01.04.2019
Neighbour consultation period ends: 28.02.2019
Press Advert: N/A

Public Comments

One representation has been received from the occupiers of no.54 Cellarhead Road, which is detailed as follows:

I cannot see any problems from our side to this work, unless they need to work on the services to the property. The drains to both houses are under my drive and out to the main drains into the road through my gates; so no work would be allowed in our drive as at the moment this is in pristine condition.

Cheddleton Parish Comments

No objection.

Staffordshire County Council Highways

No objection subject to condition.

Severn Trent Water

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 Werrington & Cellarhead 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 two storey detached dwellinghouse with a previously attached single storey garage and rear conservatory extension. The plot is positioned within a linear form of development that runs along the northern side of Cellarhead Road which is characterised by properties of a similar scale and form, albeit with varied architectural design.

The proposed extension is to be positioned on the eastern side of the plot and is to extend 3.2m beyond the side elevation of the host dwelling. The extension is to project forward of the principle elevation by 1.6m and is to sit in line with an existing canopy which serves as a front porch. To the rear, the proposed two storey extension would extend 3.5m beyond the rear elevation of the host dwelling. A single storey rear extension is to extend to the west of the proposed two storey outrigger to form an open plan kitchen – living space.

Policy DC1 and the Council's Design SPD seek to achieve a high standard of development that is designed to respect the site and its surroundings, having regard to matters of scale, siting, density, character and appearance. NPPF paragraph 124 recognises that the creation of high quality buildings and places is fundamental to

what the planning and development process should achieve. Good design is a key aspect of sustainable development. The Council's Design SPD provides a clear guide as to the Council's expectations in terms of design and states the 'extension should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of size and massing.'

The proposed extension would extend forward of the host dwelling, a design feature that the Council would ordinarily seek to avoid. However, the application site is positioned within a ribbon of development which benefits from dwellings of varying design. The extension, though generous in scale, is considered to be proportionate to the host dwelling and would not serve to dominate it. Additionally, the proposed material palette of render would present a contrast to the brick of the host dwelling, further supporting the dominance of the original dwellinghouse. Render is a material that is found within the immediate locality and would therefore not sit at odds with the character and appearance of the wider streetscene. However, there is concern that white render can appear stark. It is therefore considered appropriate to apply a condition to secure the render colour prior to application.

For the reasons outlined it is considered that this application is in accordance with Core Strategy policy DC1, the NPPF and the Council's Design SPD.

Amenity

The application site is bound by no.50 Cellarhead Road to the east, no.54 Cellarhead Road to the west and 62 Moorside Road to the north. All neighbouring properties fall within the Werrington and Cellarhead Village Development Boundary and are two storey in scale.

No.50 Cellarhead Road would be impacted upon the most by this proposal owing to the siting of the extension, adjacent to the east site boundary. This neighouring property is deeper than the host dwelling and consequently the proposed extension would not extend forward of the principle elevation of this neighbouring property or beyond the rear elevation of this neighbouring property. It is therefore not considered that the extension would appear unduly overbearing. It is noted that there are a number of windows located within the west facing elevation of this neighbouring dwellinghouse. A second site visit confirmed that these windows are secondary and that the principal window located within the south facing elevation would remain unaffected by the proposal.

No.54 Cellarhead Road bounds the application site to the west. Taking account of the positioning of the proposed extension relative to this neighbouring property it is not considered that the proposed development would result in significant injury to this neighbouring property. Although the proposed single storey extension has patio door facing towards the common boundary, this boundary comprises a substantial hedge which will ensure that there is no loss of privacy.

No.62 Moorside Road bounds the application site to the north and sits on an oblique angle to the host dwelling. 15m would remain between the rear elevation of the proposed extension and non-habitable room windows located within the south west

elevation of this neighbouring property. This is in accordance with the guidance provided in the Council's Space About Dwellings SPD.

For the reasons outlined, it is considered that this application sufficiently accords with CS 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 development would result in a five bedroom dwellinghouse. Cellarhead Road is a classified road and as such provision should be provided for turning within the site in order to enable ingress and egress in forward gear. Staffordshire County Council have raised no objection to this application subject to a condition that requires details of parking and turning for up to three vehicles to be submitted to and approved in writing prior to the extension being brought into use. Subject to such a condition it is considered that the this application accords with CS policy DC1 which seeks to achieve parking appropriate to the development and ensure that new development is served by safe and satisfactory access.

The comments of the neighbouring property are noted in respect of drainage. If connection is required into the existing drains, with a requirement to enter the neighbouring property, this is a civil matter between both parties.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the policies contained in the Staffordshire Moorlands Core Strategy and National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: Approve

X

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council