DELEGATED DECISION REPORT

SMD/2019/0145	**13 KENT DRIVE**	**PROPOSED GROUND FLOOR AND FIRST FLOOR REAR EXTENSIONS AND TWO SIDE FACING FIRST FLOOR WINDOWS**
Valid 26/03/2019	**ENDON**	**(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site forms part of a linear form of development that runs along the southern side of Kent Drive, within an area that is predominantly residential in character and also within the Endon Village Development Boundary. The application site comprises of a detached brick built two storey dwellinghouse within a plot that is commensurate in form and size to neighbouring properties.

PROPOSAL

Planning approval is sought for the construction of a first floor rear extension, single storey rear extension and additional windows at first floor level to the north west facing elevation.

During the course of this application amended plans have been received following concerns raised in respect of loss of privacy owing to the position of the proposed windows relative to 'The Bunglow'. In order to address the concerns raised the proposed en-suite bathroom has been omitted from the scheme and windows proposed within the north west elevation have been amended to be high level windows.

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
SS6c 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 took place 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 in late 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 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 planning site history.

CONSULTATIONS

Publicity

Site Notice expiry date: 16.05.2019
Neighbour consultation period ends: 02.05.2019
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

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 Endon 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 building that is positioned within a linear ribbon of development that runs along the southern side of Kent Drivee. Kent Drive is characterised by dwellings of varying type, age and design. As such Kent Drive does not benefit from a strict sense of uniformity.

Planning approval is sought for the construction of a first floor rear extension, single storey rear extension and 2 no. high level windows. External building materials are to match those of the host dwelling. The extension has been appropriately designed to appear proportionate in scale to the host dwelling. Furthermore, the extension has been designed to reflect the design and appearance of the host dwelling.

This application is consider to accord with CS 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 no.11 Kent Drive to the south east and The Bungalow to the north west. The proposed development is to be positioned on the north western side of the plot. The proposed extension is to extend to a depth of 2m beyond the rear elevation. Having considered the scale and proximity of the proposed development relative to no.11 Kent Drive, it is not considered that the development would likely result in significant injury to the residential amenity of this neighbouring property.

Due to the topography of Kent Drive The Bungalow occupies an elevated position. Consequently the ground floor of this neighbouring property is level with the first floor accommodation o the host dwelling. It is considered that the amendments carried out to the scheme sufficiently overcome concerns owing to loss of privacy. The revised windows are high level and would not cause any overlooking, rather they would provide additional light into the bedroom. Due to the positioning and scale of the proposed extension relative to this neighbouring property it is considered that the extension would not appear unduly overbearing or result in a loss of daylight or sunlight. As such I am satisfied that the proposed development would not result in harm to the amenity of this neighbouring property.

For the reasons outlined, it is considered that this application 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 not result in the provision of any additional bedroom accommodation. The proposed extension would not result in the loss of existing on-site parking provision. As such this application is considered to satisfy policy DC1 which seeks to achieve parking appropriate to the development.

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: 16.05.2019

X

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council