DELEGATED DECISION REPORT

SMD/2019/0106 **Valid 04/03/2019**	**WOODSIDE VIEW FARLEY ROAD OAKAMOOR**	**PROPOSED EXTENSIONS AND ALTERATIONS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

Woodside View forms one of two residential dwellings access via a shared driveway that leads southwards off Farley Road. The site comprises a detached dwellinghouse that occupies the northern corner of a spacious plot. For the purposes of this assessment the application site falls outside of the village development boundary, within Countryside.

PROPOSAL

Planning approval is sought to raise the roof of the dwellinghouse in order to provide first floor accommodation.

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 Other Rural Areas Area Strategy
R2 Rural Housing
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 will now be held this Autumn in order to determine whether the Local Plan is sound and legally compliant.

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
SS10 Other Rural Areas Strategy

DC1 Design Considerations
T1 Development and Sustainable Transport

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1988/1494 Extension to form lounge with bedroom over
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 26.04.2019
Neighbour consultation period ends: 03.04.2019
Press Advert: N/A

Public Comments

No representations received.

Town / Parish Comments

No objection.

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 reflects in Core Strategy (CS) policy SS1, where it outlines the Council 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 Countryside, outside of a defined development and infill boundary of the towns and villages, as outlined in the Site Allocations DPD. Within this location therefore, development will only be supported where it meets an essential local need, supports rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. In order to meet an 'essential local need', policy SS6c allows for the conversion, extension or replacement of an existing rural building in accordance with policies R1 and R2.

In accordance with policy R1 all new development should not harm the rural character and environmental quality of the area, by virtue of scale, nature and the level of activity involved. Policy R2 supports extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing character of the rural area.

The principle of development on this site is considered to be acceptable.

Design & landscape character

This application relates to a detached dwellinghouse located within a spacious plot and seeks approval for a 2.2m increase in the ridge height, a first floor rear extension and single storey front extension with a balcony above. The extensions proposed are sought to provide living accommodation at first floor level.

Core Strategy policy DC1 states that new development should be of a high quality and be designed to respect the site and its surroundings; having regard to matters of siting, scale, density, character and appearance. NPPF paragraph 124 states 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 proposed extensions have been confined to within the footprint of the existing dwellinghouse. A hipped roof formation is proposed and the overall ridge height would remain below that of an existing two storey gable. The extensions have been designed to respect the scale and overall massing of the host dwelling. This scheme is not considered to represent a poor standard of design that would detract from the appearance of the host dwelling or rural landscape character. External materials are to comprise of render and clay roof tiles to match the external materials of the host dwelling.

The proposed development is considered to accord with policies DC1 and R2 which require all new development to be of a high quality and designed to respect the site and its surroundings and to promote a positive sense of place and identity through scale, density, layout, siting, character and appearance.

Amenity

The application site is bound by one neighbouring property to the north west, Woodside Cottage, a stone built two storey cottage positioned within the northern section of a spacious plot. The southern elevation of this neighbouring dwelling sits in line with the northern, rear elevation of the host dwelling. The proposed development would result in the increase to the eaves level of 1.3m to the western elevation. The hipped roof would draw the massing of the extension away from this neighbouring property. Owing to the position of the existing dwellinghouse relative to the rear south facing elevation of this neighbouring property, it is not considered that the development would result in demonstrable harm that would significantly harm the amenity of Woodside Cottage. No side facing windows are proposed within the scheme and views available from the proposed balcony would be limited southwards due to the location of the existing gable projection and proposed gable extension. Whilst balconies are not normally encouraged as they are generally considered to be an unneighbourly form of development, in this case the property already benefits from a balcony, and although the size of the balcony would be increased as a result of this proposal, it is not considered that this would be such that it would result in an intensification of it's use over and above the existing which is already of such a size that it could be utilised by a number of people at once.

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 application site is served by sufficient on-site parking provision to adequately serve a property of this size. This application is therefore considered to accord with 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: 21.05.2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council