DELEGATED DECISION REPORT

SMD/2019/0220 **Valid 08/04/2019**	**LANGLEY HOUSE** **CLEWLOWS BANK** **BAGNALL**	**PROPOSED SINGLE STOREY EXTENSION TO REAR** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

–The impact on the character and appearance of the area
–The impact on residential amenity

DESCRIPTION OF SITE

The site is within the development boundary of the village and lies close to the northern edge of it. It comprises a large detached house on the west side of Clewlows Bank, the main road leading out of the village towards the north. It is one of a row of large detached dwellings facing the road. Open land within the Green Belt lies to the rear (west) and also to the other side of the road to the east. The house has a 1930s design with large hipped roof and a white render finish.

PROPOSAL

This is a full householder application for a large single-storey rear extension which would span the whole width of the main house. It would be mainly a lean-to design although there would also be a gable ended projection replacing an existing conservatory to the side of the rear wall and which would project a small distance further to the rear. The maximum projection of the extension from the rear wall would be 4.725 metres. Much of the proposed rear wall would be finished with large bi-fold or patio doors and there would be a glazed feature window above patio doors in the gable. The walls would be finished with render to match the house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES
Core Strategy Development Plan Document (Adopted 2014)

DC1 Design Considerations

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. Subject to the findings of the appointed inspector, the Local Plan is expected to be adopted in the Spring of 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:

DC1 Design Considerations

National Planning Policy Framework (February 2019)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No relevant recent applications.

CONSULTATIONS
Publicity

Site Notice expiry date: 22.5.19
Neighbour consultation period ends: 22.5.19
Press Advert: N/A

Public Comments

|None.

Town / Parish Comments

No objection.

OFFICER COMMENTS

The site is within the settlement boundary where there is a general presumption in favour of new development

The extension is large but the form and scale and overall design of the extension would harmonise with the house. The large glazed doors are modern features in contrast to the rest of the traditional dwelling but does not dominate the house or harmfully detract from its appearance. The extension would not be visible from the public realm, including from the road.

With regard to residential amenity, The extension would have no further impact on the property to the south in relation to the existing conservatory to be removed. There is a good level of boundary screening between the two properties and an absence of primary windows on the side elevation of the neighbouring dwelling. There is also a good level of screening between the site and the property to the north side. The dwelling on site is set back considerably from the house to the north but the distance between the proposed extension and the rear windows of the neighbouring dwelling is such that the extension would not impact on the light provision to this property.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area and does not contravene the Council's Design Guide. It would comply with the Core Strategy and the NPPF Section 12 relating to achieving well designed places.

OFFICER RECOMMENDATION : APPROVE
Case Officer: Chris Johnston
Recommendation Date: 3.6.19

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council