DELEGATED DECISION REPORT

SMD/2019/0130 **Valid 12/03/2019**	**HOME GLEN UTTOXETER ROAD** **LOWER TEAN**	**PROPOSED ALTERATIONS AND EXTENSIONS.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Planning history;
- Neighbour amenity;
- Highways;
- Severn Trent Water

DESCRIPTION OF SITE

The application site consists of a large, detached dwelling known as Home Glen, Uttoxeter Road, Lower Tean. To the front of the dwelling there is a large parking and turning area, access to an attached double garage and amenity space. At the rear there is a good sized garden with domestic features such as raised decking, planting areas, green house and shed. Land levels within the site vary, the most noticeable difference being at the rear of the dwelling where the garden steps upwards towards the rear boundary. Boundaries consist of fencing, hedgerows and stone walls.

For the purposes of planning policy consideration the application site is located within the Lower Tean Village Development Boundary. The property does not sit within any Conservation Area, there are no Listed Buildings either within or in close proximity and there are no protected trees on the site.

PROPOSAL

The application is for a two storey front extension including a front porch. The works involve the realignment of the front access steps and creation of a raised path. The extension would take the form of a projecting gable, the lower section of wall being constructed with matching brickwork and the upper walls being finished with render. New roof tiles would match those covering the existing house. The porch would have a triangular shaped footprint and lean-to roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6b	Smaller Villages Area Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport

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 is ongoing in order to determine whether the Local Plan is sound and legally compliant. Hearing sessions were conducted in October 2018 and the Inspector issued his initial post-hearing advice in January 2019 which set out some actions for the Council and a range of modifications that would be necessary to make the plan sound. The full schedule of modifications is to be determined and will be subject to consultation in due course. The Inspector will then be in position to write his final report. Subject to the findings of the appointed Inspector, the Local Plan can then be adopted by the Council. This will be towards the end of 2019 at the earliest. Upon adoption, the Local Plan 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 (Moderate)
SS1a	Presumption in Favour of Sustainable Development (Significant)
SS9	Smaller Villages Area Strategy (Limited)
DC1	Design Considerations (Moderate)
T1	Development and Sustainable Transport (Moderate)

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands. New Dwellings and Extensions to Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide.

National Planning Policy Framework

Including sections;

2:	Achieving sustainable development
9:	Promoting sustainable transport
12:	Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

82/11034/OLDDC	Ext to form larger lounge, two porches, bedroom on the first floor and two bedrooms and a bathroom in the roof

	space. Approved.
84/13194/OLD	Extension to form kitchen, utility, garage, front bay and new chimney. Approved.
98/00494/OLD	Ext to form kitchen, utility and double garage. Approved.
01/00476/FUL	Two storey extension. Approved.
01/01146/FUL	First floor extension over existing kitchen. Approved.
10/00306/FUL	Three storey side extension and two storey front extension. Refused.
11/00027/FUL	Two storey and single storey front and single storey side extension. Approved.
SMD/2014/0127	Two storey and single storey front and single storey side extension. Approved.
SMD/2016/0080	Erection of a part two storey, part single storey front extension together with alterations to elevations and relocation of entrance steps. Approved.
SMD/2016/0491	First floor rear extension and new obscure glazed window to ground floor side elevation. Approved.
SMD/2018/0412	Proposed re-roofing and rendering to existing extension to rear of building. Approved.
SMD/2018/0751	Ground floor extension and new pitched roof to form gable with additional extension to first floor level forming new W.C and boiler store. Refused.

CONSULTATIONS

Publicity

Site Notice expiry date: 4th June 2019.
Neighbour consultation period ends: 23rd May 2019.

Public Comments: One letter of representation received confirming support of the application.

Town / **Parish Comments:** No representations received.

OFFICER COMMENTS

The application site is located within the Lower Tean Village Development Boundary. Within settlement boundaries support can be given for domestic extensions providing that all other material planning considerations are satisfied, material planning considerations include design, visual impact, neighbour amenity and parking arrangements. However, a search of the properties planning history reveals that planning consent was granted for an identical scheme under reference number SMD/2016/0080. The approval was issued on 8th July 2016 and is therefore extant. Since approval of the 2016 application there have been no fundamental changes to the direction of planning policies regarding design or neighbour amenity. The planning agent/architect has confirmed acceptance of pre-commencement conditions.

The scheme proposes a modern contemporary design with part render/part brick, which are considered to be sympathetic the dwelling. There is no prevailing house type or design within the area and therefore it is considered that the proposed extension would not harm the visual amenities of the area. Furthermore, with the distances to the neighbouring properties, therefore would be no harm the amenities of the surrounding properties.

CONCLUSION / PLANNING BALANCE

The fact that there is an extant planning permission for an identical scheme is a material consideration of significant weight. A site visit has confirmed that there have been no alterations to the site which would now render the scheme unacceptable. Whilst it is acknowledged that there have been revisions to the NPPF and the Council's new Local Plan is being considered (further explained above) there are no fundamental changes to matters of design/visual impact and neighbour amenity matters which would result in this scheme now not being supported.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 07/06/2019

X 

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council