DELEGATED DECISION REPORT

SMD/2019/0243 **Valid 17/04/2019**	**GLENHOLME DRAWELL LANE WERRINGTON**	**DEMOLITION OF EXISTING CONSERVATORY, ERECTION OF A SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY, CONSTRUCTED USING MATCHING BRICKS AND ROOF TILES** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is positioned on the western side of Darwell Lane, within an area that is predominantly residential in character. The site comprises of a semi-detached bungalow positioned within a rectangular plot. A detached garage is located to the south of the dwellinghouse and hardstanding to accommodate on-site parking is located to the east of the dwellinghouse. For the purposes of this assessment, the application site is located within the Werrington and Cellarhead Village Development Boundary.

PROPOSAL

Planning approval is sought for the demolition of an existing conservatory and for the construction of a single storey rear extension.

Following a case officer site visit and amended plan has been received which replaces the proposed dual pitched roof with a hipped roof.

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 will now be held this Autumn 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. At this point, Upon adoption, it 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
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

SMD/2002/1178 Two storey side extension and detached garage
Approved

SMD/2011/0360 Rear conservatory
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 10.06.2019
Neighbour consultation period ends: 22.05.2019
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 at 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 and 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 semi-detached bungalow with accommodation within the roof space. The dwelling currently benefits from a conservatory extension and it was noted on site that the adjoining dwellinghouse also benefits from a single storey rear extension. The principal of development has therefore been established in this location.

The proposed extension is to project 5.4m beyond the rear elevation of the dwellinghouse at its deepest point. The extension is to measure 5.5m in width. A hipped roof is proposed and the external building materials are to match those of the host dwelling. The extension is considered to constitute a proportionate addition that has been appropriately designed to reflect the character and appearance of the host dwelling. As such this application is considered 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.46Craw-well Lane and numbers 13, 14, 15 and 16 Moorland Close to the south and 'Southmead' to the north.

Taking account of the single storey nature of the proposed extension and the spacing distances involved it is not considered that the extension is likely to cause injury to the amenity of properties located to the south.

Southmead forms the other half of the semi-detached pair and is separated from the application site by a 1.8m high timber fence. This neighbouring property benefits from a single storey rear extension. Due to the angle of the shared site boundary the proposed extension would sit oblique to it resulting is separation distance of 1.66m between the extension and the shared site boundary.

It is considered that the hipped roof design would also serve to lessen the sense of massing when viewed from this neighbouring property.

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 not result in the loss of existing on-site parking provision. Furthermore the development would not result in the provision of additional bedroom accommodation. This application is therefore considered to accord with CS policy DC1 which seeks to achieve parking appropriate to the development

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the relevant policies of the Staffordshire Moorlands Core Strategy and National Planning Policy Framework. As such a recommendation of approval is provided.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 12.06.2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council