DELEGATED DECISION REPORT

SMD/2019/0221 **Valid 18/04/2019**	**2 STATION ROAD** **ENDON**	**TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSIONS, ALTERATIONS TO EXISTING REAR EXTENSION, AND PROVISION OF TWO REAR ROOFLIGHTS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site comprises a parcel of land situated to the south west of Station Road, Endon within the development boundary, and contains No.2 Station Road; a two storey semi-detached dwelling with external walls constructed from a dark red brick, with a tiled roof. The curtilage consists of an area of hard standing to the front used for off-street parking provision, and a garden area to the rear.

The front principal elevation faces onto Station Road. The side (western) elevation comprises a blank gable, with a gap of approximately 4.5m to the western boundary shared with the neighbouring property. To the rear of the property stands a long narrow annex extension, split into three parts which extends a total of 11.6m beyond the rear elevation of the main dwelling.

The first part of this extension serves a small kitchen and has a simple pitched roof design. The second part serves a Utility Room, also having a pitched roof, whilst the third part serves a study and has a much lower flat roof. All three parts of this extension vary with regards to form, layout, building line and visual appearance, and contribute negatively to the sites aesthetic qualities. There is no known planning history for this property and therefore it is likely that these aspects of development have been present for a significant amount of time.

The site is bordered to the east by the other half of the semi-detached property No.3 Station Road, and to the west by a detached dwelling No.1 Station Road – the boundary defined by a brick wall. The public highway stands to the north whilst to the south beyond the garden boundary is the long garden and rear elevations of No.3 Orford Road.

PROPOSAL

The application as described on the application form seeks consent for a two storey side extension, a single storey rear extension, and the inclusion of two skylights to the roof of the rear elevation.

In addition to the above, the plans show proposed alterations to the walls and roof of the part of the existing extension serving the study. The applicant's agent has given consent for the description of development to be updated to reflect this.

The plans show that the two storey side extension would consist of a ground floor serving a single garage, behind which sits a ground floor bedroom with en-suite bathroom. The first floor would serve a further additional bedroom with en-suite bathroom.

The single storey rear extension would serve an extended kitchen, being connected to the two storey side extension, protruding outwards from the existing rear elevation (and proposed side extension) by approximately 3m. This aspect of development is characterised by a flat roof with glass lantern in its centre.

The proposed works to the existing study are to re-construct this element of the existing extension so that it is consistent with the other parts of the extension which have a dual pitched roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Saved Policies of the Staffordshire Moorlands Local Plan (1998); Staffordshire Moorlands Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The Staffordshire Moorlands Emerging Local Plan (Submission Version February 2018) has now been through an Examination by an Independent Planning Inspector and as such planning policies within it can be given appropriate weight, in line with paragraph 48 of the NPPF.

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.

The revised National Planning Policy Framework (2019) sets out the Governments planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6 Rural Areas Strategy
SS6a Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Achieving Sustainable Development	Chapter 2
Achieving Well Designed Places	Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous history

CONSULTATIONS

Publicity

Site Notice expiry date: 7th June 2019
Neighbour consultation period ends: 23rd May 2019
Press Advert: N/A

Public Comments

No public comments received

Town / Parish Comments

Endon with Stanley Parish Council – No comments received

Severn Trent Water

No Objections

OFFICER COMMENTS

Principle of Development

The application seeks consent for proposed extensions and alterations to an existing residential property which lies within the development boundary of a Larger Village as defined within the Rural Settlement Hierarchy which is not constrained by any sensitive statutory designation.

The principle of development is therefore considered to be acceptable subject to all relevant material considerations.

Design

Core Strategy Policy SS1 sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

CS Policy DC1 sets out a list of design considerations that new development should incorporate into any new scheme. In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The Council's 'Design Principles' SPD provides further useful guidance for proposed extensions and alterations to dwellings. It states that extensions should be subordinate to the existing building, and that the size and shape of the extension should respect the height and proportions of the existing house. In order to achieve a

secondary appearance, it is also stated that the ridge height of the extension should be lower than the existing house.

Paragraph 127 states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The proposed two storey extension has a width which equates to approximately 50% of the width of the existing dwelling; has a building line which is set back behind the existing front elevation; and a ridgeline that sits below that of the main dwelling. The angle of the roof pitch matches that of the existing dwelling. As such, the proposed two storey extension is considered to be of a scale, height, form, and massing which relates strongly to the existing dwelling. The materials to be used in the construction of this extension are consistent with those used in the existing dwelling.

In assessing the original plans, it was felt that the first floor windows to the front and rear would benefit from being larger than proposed, in line with the nearest first floor window. Revised plans were duly submitted showing this requested amendment.

Whilst flat roofs are generally discouraged throughout the Staffordshire Moorlands, given that they are not a traditional form or architecture, it is considered on this occasion that such a design would be acceptable, and not harm the character and appearance of the existing dwelling or wider street scene, due to the fact that there would be no public views of this extension, and that the visual qualities of the rear elevation of the property are already significantly compromised by the existing extension. The single storey rear extension protrudes outwards by 3m which is considered to represent a proportionate and balanced addition.

The proposed works to the study located at the end of the unsympathetic annex would certainly improve the visual aesthetics and overall appearance of the site, and is therefore supported.

The inclusion of two small skylights to the rear elevation of the existing property would not result in any material change to the character and appearance of the dwelling or wider street scene, especially when taking into account that such development could be implemented under Permitted Development rights.

In light of the above analysis, it is considered that the proposed development is acceptable in design terms, and complies with Core Strategy Policies SS1, SS6a, DC1, the ‘Design Principles’ SPD, and Paragraph 127 of the NPPF.

Amenity

CS Policy DC1 states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

Paragraph 127 states that planning should create places with a high standard of amenity for existing and future users.

The three properties that would have the potential to be adversely affected by proposed extensions and alterations to this property are Nos.1 and 3 Station Road, which stand to the west and east respectively, and No.3 Orford Road, which stands to the south.

Given the distance between the proposed development and rear elevation of No,3 Orford Road, these works would not result in any adverse impacts with regards to loss of privacy or overlooking impacts, overbearing impacts, or loss of sunlight.

Due to the orientation of No.3 Station Road, its relationship with No.2, and that the proposed two storey extension does not protrude beyond the existing rear building line, and that the existing single storey extension which is situated on the boundary would screen any views to the proposed extension, no harm to the residential amenity of occupiers in this neighbouring property would occur as a result of this element of the proposal. The single storey rear extension would be attached to the end of an existing single storey outrigger and project beyond the rear elevation by a considerable distance. However, the neighbouring property at no.3 has a similar outrigger and although the extension would project beyond this, there are no principal windows in the rear elevation of the neighbouring outrigger which would be adversely affected and the outrigger to the neighbouring property itself already serves to overshadow the windows in the principal rear elevation of that dwelling.

No.1 Station Road stands to the west of the site and is orientated in a similar way to No.2, with the principal elevation facing towards the public highway. There would be a distance of approximately 6m between the side elevation of No.1 and the side elevation of the proposed two storey extension.

There are no windows proposed in the side elevation of the two storey extension and as such, there are no issues with regards to overlooking or loss of privacy. At a distance of 6m, the outlook from the existing habitable ground floor and first floor windows in the side elevation of No.1 would not be adversely affected , and given that the extension would stand forward of these windows it, would not result in any loss of sunlight. Given its modest scale and height, the proposal would not result in any overbearing impacts.

In light of the above analysis, it is concluded that the proposed extension would not result in any harm to the residential amenity of any neighbouring residential property in accordance with Policy DC1 of the Core Strategy and Paragraph 127 of the NPPF.

Highway Safety

Policy T1 of the Core Strategy requires all new developments to be satisfactorily located where they can be absorbed within the existing highway network. Policy T1 of the Emerging Local Plan refers to emerging parking standards set out within Appendix 8.

Paragraphs 108 and 109 of the NPPF state that safe and suitable access to development should be provided, and that development should only be refused on highway safety grounds where the impacts are considered to be severe.

The proposal would see the size of the property being increased from a 2 bedroom property to a 4 bedroom property. Emerging parking standards require that a 4 bedroom property is supplemented by 3 x off-street parking spaces.

From a review of the plans, and from an on-site inspection, it is clear when considering the provision of a single garage that there is sufficient space within the curtilage for up to 3 x vehicles to safely park and manoeuvre. As such, there are not considered to be any adverse impacts with regards to highway safety or parking provision.

CONCLUSION / PLANNING BALANCE

Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application is for extensions and alterations to an existing dwelling which lies within the development boundary and is not constrained by any sensitive designations. The principle of development is therefore acceptable.

An assessment of the application has found that in its revised form (amounting to a minor amendment to the design of the windows) the application would comprise a well designed, balanced scheme which would not result in any harm to residential amenity or highway safety.

The application is therefore found to accord with all relevant local development plan policies and all other relevant material considerations. In line with Policy SS1a of the Core Strategy and Paragraph 11 of the NPPF, the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 12th June 2019

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council