DELEGATED DECISION REPORT

SMD/2019/0228 **Valid 08/04/2019**	**2 FIDDLERS BANK** **BROWN EDGE**	**PROPOSED DORMER WINDOWS AND FRONT PORCH** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt;
- Design, Character and Appearance;
- Amenity; and
- Highway Safety.

DESCRIPTION OF SITE

This application relates to no.2 Fiddlers Bank which comprises one of a semi-detached pair of dwellings that sit perpendicular to Chapel Lane. The site comprises a stone built two storey dwellinghouse with associated outbuildings located to the south. Land to the north, east and south of the dwellinghouse falls under the ownership of the applicant. The site is located within the Green Belt and forms part of a small cluster of properties to the east of the Brown Edge Development Boundary.

PROPOSAL

Planning approval is sought for the construction of 3 no. dormer windows and front porch to the south facing elevation.

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
DC1 Design Considerations
R1 Rural Diversification
R2 Rural Housing
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12, 13

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
SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 11.06.2019
Neighbour consultation period ends: 16.05.2019
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objections subject to normal planning guidelines.

Minerals and Waste

No comments.

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 falls outside of a defined settlement boundary as outlined by the Site Allocations DPD and as such is regarded to fall within an 'other rural area' for the purposes of planning policy. Policy SS6c outlines the Other Rural Area Strategy and states that development in these areas will be restricted to that which:
1. Meets an essential local need;
2. Sustains the rural economy;
3. Enhances and conserves the quality of the countryside;
4. Regenerates underused major developed areas in the countryside; or
5. Enhances tourist opportunities.

By meeting an essential local need, policy SS6c supports the extension of an existing rural building in accordance with policies R1 and R2 of the Core Strategy.

CS policy R1 supports appropriate development that does not harm the rural character and environmental quality of an area. Policy R2 allows for extensions to existing dwellings provided that are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and character of the rural area.

The principle of development is therefore considered to be acceptable.

Green Belt

The application site is blanketed by the North Staffordshire Green Belt. In accordance with paragraph 145c the extension or alteration of a building is considered to constitute appropriate development in the Green Belt. This is provided that the development does not result in disproportionate additions over and above the site of the original building.

The proposed development comprises the addition of a front porch and 3 no. dormer windows. The extensions proposed are considered proportionate in scale relative to the massing of the original dwellinghouse. This application is therefore considered to satisfy Section 13 of the National Planning Policy Framework.

Design

The application dwelling is a character stone built dwellinghouse that has a simple vernacular. The dwellinghouse is positioned to the east of Chapel Lane and separated from the highway by the adjoining semi-detached dwellinghouse. As such the application dwellinghouse does not hold a prominent position within the streetscene.

Planning approval is sought for the construction of 3 no. dormer windows and porch to the south facing elevation. Planning approval required for the dormer windows as they break the eaves line of the host dwelling. The proposed development is considered to be of a proportionate scale that respects the scale and character of the host dwelling. External building materials for the porch are to match those of the host dwelling and are considered to be acceptable. The dormer windows are to be clad in lead. Roofing materials are to match those of the existing dwelling.

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.1 Fiddlers Bank to the west. Due to the scale and positioning of the proposed porch and dormer windows it id not considered likely that the development would result in harm to the amenity of this neighbouring property. As such, 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 additional bedroom accommodation, nor would it result in the loss of any existing on-site parking provision. This application therefore considered to accord with policy DC1 which seeks to ensure appropriate parking provision.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the policies contained in 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: 13.06.2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council