DELEGATED DECISION REPORT

SMD/2019/0259	**39 MOORLAND ROAD**	**SINGLE STOREY SIDE**
Valid 23/04/2019	**LEEK**	**EXTENSION FRONTING ROAD.**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity;
- Highways;
- Drainage.

DESCRIPTION OF SITE

The application site is 39 Moorland Road Leek, a detached, dormer style dwelling occupying a corner plot at the junction of Moorland Road and Pitcher Lane. The dwelling benefits from off-road parking space (accessed from Moorland Road) and private external amenity space. Land levels within Pitcher Lane drop from the southern end (highest) to the north (lowest). Hedgerows and timber panel fencing surround the site. The dwelling has been modernised including replacement roof tiles and windows.

For the purposes of planning policy consideration the application site is located within the Leek Town Development Boundary. The site does not lie within any Conservation Area, it does not contain any Listed Buildings and there are no protected trees within the curtilage.

PROPOSAL

The application is for a single storey side extension which would face Pitcher Lane and be positioned upon an existing external patio area. The extension would have a flat roof with roof lights. Two sides of the extension would have a render finish and the third side would consist of matching, facing brickwork. The extension together with internal alterations would create a dining room, study and WC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles

SS1a	Presumption in Favour of Sustainable Development
SS5a	Leek Area Strategy
SD4	Pollution and Flood Risk
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)
SS5	Leek Area Strategy (Limited)
SD4	Pollution and Water Quality (Significant)
SD5	Flood Risk (Significant)
DC1	Design Considerations (Moderate)
T1	Development and Sustainable Transport (Moderate)

Supplementary Planning Guidance

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 15/06/2019.
Neighbour consultation period ends: 25/05/2019.

Public Comments: One email of objection received objecting to the height of the study wall which will block light into the living room of number 29 Pitcher Lane.

Leek Town Council: Not unneighbourly.

Severn Trent Water: No objections to the application. The proposal has minimal impact on the public sewerage system and no drainage condition is required.

OFFICER COMMENTS

The application site is within the Leek Town Development Boundary, therefore there are no 'in principle' objections to the application. Matters to consider are the design/visual impact of the proposed development, neighbour amenity and whether there any highways or drainage implications.

Design/visual impact

The application site consists of a detached, gable designed dwelling within a wedge shaped plot at the junction of Pitcher Lane and Moorland Road. Land levels within the site vary although the patio area where the proposed side extension would be located is fairly level (within the site itself). Moorland Road drops in level towards the south and Pitcher Lane is higher at the application site end of the road. The property is bounded by timber panel fencing and a substantially sized hedgerow on the pavement edge. The road land level variations mean that any side extension on the south-western elevation would be visually prominent from the public domain. This application raises design and visual impact concerns. The extension would have a flat roof and contain low lying roof lights, a style which is completely at odds with the sloping, gable roof arrangement of the existing house. Viewed from the roadside/pavement, the extension would be very visually prominent, being raised from ground level and would have an awkward visual relationship with the gable design dwelling. Flat roofs are not generally considered to be good design and in this case the addition would result in an unacceptable and visually intrusive form of development within the street scene. The side walls of the extension would be a mix of brick and render finish. The wall facing directly towards Pitcher Lane would be brickwork whilst the other two sides would have a render finish. Viewed against the backdrop of the brick gable end the extension would have an odd relationship with the house, in particular the view from Pitcher Lane would be a large flat roof structure with one brick and one render wall. NPPF paragraph 130 specifically states

that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

The proposal is also considered to be contrary to advice contained within the newly adopted Staffordshire Moorlands Design Guide which states "All extensions should harmonise with the parent building…."

It is noted that the land on the south-western side of the application site has been raised to create a patio area. It is unknown when these works were carried out. The council's aerial photographs of 7th May 2018 show the patio in place but other photographs (2006 and 2011) show simply a garden area. Street view shows a garden area and the appearance of the dwelling before the renovation works. It may be the case that the raised patio is unauthorised.

Neighbour amenity

The councils Space About Dwellings standards have been considered during the determination of this application. The application site is at a higher level to 29 Pitcher Lane. The objection letter received from the occupants of 29 Pitcher Lane is noted however the proposal in its current form does not breach any of the 45 degree angle standards in respect of development and proximity to principal windows. It must be borne in mind though that any proposed side extension to 39 Moorland Road has the potential to impact upon the neighbours and each scheme is considered on its own merits.

Highways

The application does not include any alterations to the off-road parking arrangements or the vehicular access to the site.

Drainage

Severn Trent Water advise that there may be a public sewer within the application site and the developer could be advised of this by an informative note on the decision notice (in the event of an approval). Severn Trent raises no objections to the application and do not require any drainage condition.

CONCLUSION / PLANNING BALANCE

Whilst there are no 'in principle' objections to domestic extensions within Development Boundary locations, each application must be considered on its own merits. In this instance the combination of a flat roof, mixed external facing materials and visually prominent and intrusive location results in a development which is unacceptable in design and visual impact terms. The application is therefore recommended for refusal.

OFFICER RECOMMENDATION : Refuse.

Case Officer: Lisa Jackson
Recommendation Date: 18/06/2019.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council