DELEGATED DECISION REPORT

SMD/2019/0107 **Valid 26/03/2019**	**47 UPLANDS CROFT** **WERRINGTON**	**DEMOLITION OF EXISTING GARAGE AND PROPOSED EXTENSIONS TO FRONT, SIDE AND REAR.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Design/visual impact;
- Neighbour amenity;
- Parking;
- Drainage.

DESCRIPTION OF SITE

The application site is 47 Uplands Croft Werrington, a detached and previously extended dwelling with its gable fronting the highway. To the front of the dwelling there is a block paved parking area; to the rear there is a garden and patio area. Boundaries mainly consist of timber panel fencing to the rear of the property and low level block walls at the front of the house. The land within the application site is relatively flat but is higher than the land/dwelling to the west, number 45 Uplands Croft. The application site is broadly rectangular in shape, the dwelling facing towards the north and forms part of an established and built up residential area. Many of the surrounding dwellings have benefitted from extensions/alterations but those within close proximity to the application site are detached bungalows.

For the purposes of planning policy consideration the application site is located within the Werrington Village Development Boundary. The site does not lie within a Conservation Area, there are no Listed Buildings to consider and there are no protected trees either within or near to the property.

PROPOSAL

The application is for the erection of a single storey side/rear and front extension. The extensions together with internal alterations would result in a three bed dwelling, integral garage, bathroom, kitchen and lounge. The proposed works would involve the demolition of a detached single garage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6a	Larger 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)
SS8	Larger Villages Areas Strategy (Limited)
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
4: Decision-making
9: Promoting sustainable transport
12: Achieving well-designed places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

81/10497/OLDDC Extension to form larger bedroom and kitchen. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 16/05/2019.
Neighbour consultation period ends: 01/05/2019.

Public Comments: No representations received.

Werrington Parish Council: No representations received.

Severn Trent Water: The proposal has minimal impact on the public sewerage system therefore no objections to the proposals and no drainage condition is required. There may be a public sewer within the application site. Officer note: In the event of planning permission being approved an informative note could be added to the decision to remind/inform the applicant/developer of their responsibilities.

OFFICER COMMENTS

The application site is located within the Werrington Village Development Boundary. Core Strategy policy SS6a sets out a presumption in favour of sustainable development. There are no 'in principle' objections to a domestic extension at 47 Uplands Croft and matters to consider include design, visual impact, neighbour amenity, parking and drainage. It is noted that the plans currently being considered are different to the ones submitted at the time of the application being validated. The amendments have been made following on from the officer site visit and concerns which were raised regarding design and impact upon neighbour amenity.

Design/visual impact

The existing bungalow has a simple appearance with its front elevation being of a gable design and containing principal lounge and kitchen windows. The dwelling has previously benefitted from a side extension and a rear extension, both being of pitched/gable appearance. The plans have been modified to omit a visually dominant front porch and a rear bedroom extension. The scheme now being considered proposes a more modest form of development in terms of both design and visual impact. The side extension is not as deep and whilst this would result in a slightly steeper roof gradient, the ridge line (90 degrees to the existing) would still remain slightly lower. Set back from the front elevation the side extension now has more of a secondary/subordinate appearance in line with the Councils design guidance and has less of a visual impact upon the street scene at this point. There is no uniform street scene as some surrounding dwellings have benefitted from extensions/alterations. The proposed side extension will not take the focus away from the simple style of the original dwelling which will remain the dominant feature.

The addition of a small bay window at the front of the house will add some visual interest. The plans indicate that all new building materials will match the existing.

Neighbour amenity

The revised plans have also addressed neighbour amenity concerns. No objection letters have been received from any nearby residents but amenity impact including the Space About Dwellings (SPG) standards have to be taken into consideration. The originally proposed side extension would have been overbearing and unneighbourly to the occupants of the dwelling to the east (number 49 Uplands Croft) in that the extension side wall would have been very close to the boundary and overbearing upon the principal lounge window. By setting the side extension back from the front wall this concern has now been addressed. The second concern was that of the amenity impact of the rear extension upon the occupants residing at 45 Uplands Croft. Again no objections have been received from this property but the officer site visit confirmed that the rear extension would have been unneighbourly by reason of being overbearing upon principal rear windows and the rear garden. This problem is caused by the proximity of the two dwellings and their positioning in relation to each other. The neighbour (number 45) is a corner plot of land, a wedge shape with smaller area of amenity space at the rear compared to that at the front. The neighbouring property is also set at a much lower level and even though the applicants proposed a single storey rear extension the levels and height differences would have resulted in a building extremely close to the boundary at an unacceptably high level. The positioning of the application property with number 45 means that there is already an amenity impact but a rear extension as originally proposed would have made the situation unacceptable.

Parking

There is off-road parking at the front of the house in the form of a generously sized block paved area. The application does not show any alterations to this arrangement/provision and the submitted Block Plan shows that there is sufficient space to park two vehicles within the site.

Drainage

The property sits within a Severn Trent Water (STW) boundary area. STW have confirmed that they have no objections to the application, that the proposal will have minimal impact upon the public sewerage system and that no drainage conditions are required. STW advise that there may be a public sewer running through the site but this matter can be dealt with by the inclusion of an informative note on the decision notice in the event of planning permission being approved.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that the application is approved subject to conditions. The amendments to the scheme have secured a well-designed proposal which will not have any adverse visual impact upon the street scheme and raise no material planning objections in terms of neighbour amenity impact. There are no proposals to alter the parking arrangement at the front of the house and there are no drainage concerns.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 21/06/2019.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council