DELEGATED DECISION REPORT

SMD/2019/0265 **Valid 26/04/2019**	**162 CONGLETON ROAD** **BIDDULPH**	**SINGLE STOREY REAR EXTENSION, CONVERSION OF GARAGE INTO UTILITY AND HOBBY ROOM AND DETACHED GARAGE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design, character and appearance;
- Impact on residential amenity; and
- Highway safety

DESCRIPTION OF SITE

The application site occupies a plot that is positioned within a linear pattern of development to the east of Congleton Road. The site comprises a detached two storey dwellinghouse set within a rectangular plot. The immediate area is predominantly residential and comprises properties of varying type and design. The application site falls within the Biddulph Town Development Boundary.

PROPOSAL

Planning approval is sought for the construction of a detached single garage and for the construction of a single storey rear and side extension.

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
SS5 Towns
SS5b Biddulph 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
SS6 Biddulph Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no planning site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 21.06.2019
Neighbour consultation period ends: 29.05.2019
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No adverse comments.

Staffordshire County Council Highways

No objections. Existing parking is available to the front and side and the garage is to be replaced.

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 Biddulph Town Development Boundary. Biddulph is one of three settlements within the Staffordshire Moorlands that is identified as a town. Leek, Biddulph and Cheadle are the largest settlements in the District. In accordance with policies SS5 and SS5b, the Spatial Strategy seeks to focus future growth in these areas in order to strengthen their role as significant service centres. The principle of development is therefore considered to be acceptable.

Design

The application site is located within a predominantly residential area that is characterised by properties of varying type, age and architectural character. The application site is located on the eastern side of Congleton Road and comprises a two storey detached dwellinghouse with single storey rear projection which currently serves as a kitchen and double garage. Approval is sought to change the use of the existing garage to serve as a utility room and hobby area. A single storey kitchen extension is proposed to the rear of the original dwellinghouse and the side of the existing single storey projection, this extension will sit within the dog leg to the rear of the property. A single detached garage is proposed to be located within the south eastern corner of the plot. Facing and roofing materials of the proposed development are to match those of the existing dwellinghouse.

In accordance with policy DC1 the extension has been designed to respect the site and its surroundings. The extension would not be visible from public vantage points and is of an appropriate scale to respect the scale and proportions of the host dwelling. The proposed single garage would be visible from Congleton Road, however, due to its positioning adjacent to the rear boundary together with the scale and proportions of the garage, it is not considered that the structure would appear unduly prominent or incongruous within the streetscene.

Amenity

The application site is bound by number 164 Congleton Road to the north (side), number 160 Congleton Road to the east (rear) and number 1 Grange Court to the south (side). The driveway that serves number 160 serves to separate the application site from no.1 Grange Court. Furthermore, a distance in excess of 21m

would remain between the proposed extension and the rear elevation of this neighbouring property. The resulting spacing distances would accord with those outlined in the Council's Space About Dwelling SPD and it is therefore considered that the proposed extension would not result in an unacceptable impact on the amenity of this neighbouring property.

The proposed development would be screened from no.164 Congleton Road by the existing single storey rear projection. The proposal would therefore not result in any greater harm to the amenity of this neighbouring property than that currently experienced. It is noted that a replacement window is proposed at ground floor level within the north facing elevation. The proposed window would be larger than the existing. However, this work could be carried out without the need of planning permission. In any event the proposed window is to serve a wet room and plans state that this window is to be obscure glazed.

No.160 Congleton Road is located to the rear of the application site. The dwellinghouse that serves this neighbouring plot is positioned to the north east of the application site and does not sit directly behind the host dwelling. The site boundary is served by a 1.8m high timber fence and a distance of 17m would exist between the proposed extension and the south western corner of the dwellinghouse. Taking account of these factors in addition to the single storey nature of the proposed development, it is not considered that the proposal would result in harm to the amenity of this neighbouring house.

For the reasons outlined, it is considered that this application sufficiently accords with Core Strategy 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 result in the loss of a double garage, however this is to be replaced with a single garage and sufficient on-site parking would be maintained to serve the dwellinghouse without resulting in harm to the safe operation of the highway network. Staffordshire County Council have raised no objection to this application. This application is therefore considered to accord with policy DC1 which seeks to achieve parking appropriate to the need arising from the development.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the relevant 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: 24.06.2019

X 

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council