DELEGATED DECISION REPORT

SMD/2019/0064	**102 HIGH LANE**	**SINGLE STOREY SIDE**
Valid 05/02/2019	**BROWN EDGE**	**EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is number 102 High Lane Brown Edge, a hipped-roof, detached dwelling sitting within a rectangular shaped plot of land within a well-established residential area. Amenity spaces to the front and rear of the dwelling are in the form of gardens and patio areas. Off-road parking is provided by the drive at the side of the bungalow and a single, detached garage towards the rear of the plot. Hedgerows/planting, walls and fencing denote the properties boundaries. Land levels within the site gently drop in level from the roadside towards the rear boundary.

For the purposes of planning policy consideration the application site is located within the Brown Edge Village Development Boundary. The site does not sit within a Conservation Area and there are no Listed Buildings or protected trees which would be affected. Part of the application site is identified as lying within a Coal Development High Risk Area. However the application type is 'Householder Development' and as such is exempt from the requirement to submit a Coal Mining Risk Assessment. In the event of planning permission being approved it is recommended that informative notes are added to the decision to inform/remind the applicant/developer of their responsibilities when undertaking works within these areas.

PROPOSAL

The application is for the erection of a single storey side extension. The new accommodation together with internal alterations/remodelling would result in the provision of a two-bed dwelling (master with ensuite), utility, lounge, shower room, kitchen and dining room. Outwards opening French doors would provide direct access to the rear garden. The main entrance door would be within the side (north-east facing) elevation. The submitted drawing indicates that matching bricks and tiles would be used however the applicant has stated this is not to be the case. Materials are discussed later in the report and can be controlled by condition. The applicant

also intends to provide additional parking at the front of the house, this would result in the loss of some of the garden area and the widening of the existing vehicular access.

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 Development (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: 19/04/2019.
Neighbour consultation period ends: 26/02/2019.

Public Comments: No comments received during the consultation period.

Brown Edge Parish Council: No objections to the application.

Severn Trent Water: No objections to the application but advise that there may be a public sewer located within the site. Officer note: In the event of planning permission being approved an informative note can be added to the decision to advise/remind the applicant/developer of their responsibilities.

Highways (SCC): No objections on highways grounds.

OFFICER COMMENTS

Principle of Development
Brown Edge is identified within the Council's adopted Core Strategy as a larger village (policy SS6a). Within identified 'larger villages' the aim is to enhance their role as service centres which includes (relevant to this application) providing for the bulk of the local housing needs. There is a presumption in favour of development within larger village settlements but this is subject to all other material planning considerations being satisfied. In this instance the matters to consider include design, visual impact, neighbour amenity and impact (if any) upon the highway. It has already been mentioned earlier in the report that the application site lies within a Coal Development High Risk Area but is exempt from the requirement to submit a Coal Mining Risk Assessment due to the proposal being for a 'householder' development.

Design and Visual Impact

The existing dwelling is a detached, hipped roof bungalow with a projecting gable roof above a lounge bay window on the front elevation. The proposed extension would be located at the side of the property, built upon the driveway which leads to the detached garage. There are no objections to the overall size and shape of the extension. The new hipped roof and modestly sized windows all contribute to the extension sitting comfortably against the existing house. The submitted drawing states that the new roof tiles and facing bricks would match those of the existing house however during the course of considering the application and discussions with the applicant it has become apparent that these materials are not the ones which the applicant wishes to use. The applicant has confirmed the wish to completely re-tile the roof and render all of the walls (new and existing). For these reasons it is not particularly essential for the new roof ridge to be slightly lowered or for the front elevation to be marginally set back. The retention of the bay window and the gable which sits above it results in this area (original part of the house) becoming the visual design focus. Whilst the application is for an extension the result will be a property which could have the appearance of a new build dwelling. The applicant has also expressed the desire to add some timber cladding to parts of the rear elevation. Whilst timber cladding is not normally a preferable design feature it is considered that in this case the proposal would be acceptable due to it being located upon the rear wall and obscured from view. A condition to secure the type and exact location of the cladding is recommended although the applicant has stated that the cladding would be around the two sets of French doors to the rear. In design terms it is considered that the proposal is for an acceptably designed extension.

Consideration is also given to the wider visual impact of the development. The application dwelling is one of a row of four detached dwellings and is seen within the context of these properties. Each dwelling is differently designed, some have gables, other hipped roofs and a variety of finishing materials are evident upon other surrounding properties, including render. The applicant has supplied photographs of surrounding properties which have received a render finish and these have been added to the application file. The dwelling is not an historically important building and the loss of the wave-style tiles and yellow tone brickwork (which is not typical of the Moorlands vernacular) is in this instance not objectionable. The surrounding residential area does not have any uniform appearance either in terms of the size/shape of the dwellings or the finishing materials. Whilst there would be some visual impact upon the street scene at this point it is considered to be limited due to the property being set back from the highway. Furthermore when driving along the road from north to south the application site is hidden by a slight bend in the road which restricts wider street scene views from the north. In conclusion it is considered that the application has an acceptable visual impact within the street scene at this point.

Neighbour Amenity

Land levels within the site do not vary significantly; there is a gradual drop in height from the roadside to the rear boundary. There are no amenity issues in respect of the dwellings to the rear of the site. High Lane rises in level from south towards the north and as such number 104 High Lane is higher that the application dwelling and number 100 is lower. There would be no amenity impact upon the occupants of

number 100 High Lane (to the south) as the extension is proposed to be added to the northern facing elevation of the application property. Number 104 has a wide bow window within its side gable and a rear conservatory, both of which can easily be viewed from the application site. The conservatory is a non-principal room however the bow window is highly likely to serve a principal room given that it is on a gable end between a main door (front elevation) and a rear conservatory. As such the Council's Space About Dwellings standards have been considered and due to the land level differences, no amenity issues have been identified. The proposed side extension will not have any overbearing impact upon the neighbour's facing bow window. Furthermore it is noted that no neighbours have objected to the application. It is concluded that the application is acceptable in terms of neighbour amenity impact.

Highways

The application also includes a proposal to provide additional off road parking space at the front of the house. The majority of the land at the front of the bungalow is garden area; there is a narrow block paved drive at the side, leading to a detached garage. The applicant intends to widen the vehicular access and provide two parking spaces at the front of the house to replace those lost by the building of the side extension. The County Highways officer has assessed the application and raises no objections to it; he recommends a number of planning conditions and for these reasons it is considered that the scheme is acceptable in highway safety terms.

CONCLUSION / PLANNING BALANCE

The application site is located within the Brown Edge Village development Boundary and as such there are no 'in principle' objections to the application. It is considered that all other material planning considerations have been satisfied. Subject to conditions there are no concerns in respect of design, visual impact, neighbour amenity or highways. It is recommended that the application is approved.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson
Recommendation Date: 27/6/19

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council