DELEGATED DECISION REPORT

SMD/2019/0159	**20 SANDY LANE**	**PROPOSED REAR GROUND AND FIRST FLOOR EXTENSION**
Valid 16/04/2019	**BROWN EDGE**	
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, Character and appearance;
- Amenity; and
- Highway safety

DESCRIPTION OF SITE

This application relates to a two storey stone built dwellinghouse located within an area that is predominantly residential in character. The property is located on the southern side of Sandy Lane, which is characterised by dwellings of varying age, character, scale and appearance. The dwellinghouse occupies the north western corner of the plot and a detached double garage occupies the south eastern corner of the plot. Vehicular access is provided via an ungated access off Sandy Lane; and on-site parking exists for up to 3 no. vehicles. Private amenity space is located to the rear of the dwellinghouse.

For the purposes of this assessment it is noted that the application site falls within the Brown Edge Village Development Boundary.

PROPOSAL

Planning approval is sought for the construction of a two storey and single storey rear extension.

In response to concerns raised in respect of the depth of the proposed two storey extension, owing to its impact on neighbouring amenity, amended plans have been submitted. The amended scheme seeks approval for the construction of a two storey extension that is to project 2m beyond the rear elevation of the host dwelling. The single storey extension adjacent to the west site boundary and is to measure 4.2m in width. A dual pitched roof is proposed that would run perpendicular to the host roof slope forming a rear gable. 1no. window is proposed to sit centrally within the gable elevation at first floor level. A single storey extension is to project beyond the two storey extension by a further 2.8m. A dual pitched roof is also proposed that has been designed to reflect the pitch and form as that proposed at first floor level. Bi-fold doors are proposed to be positioned on the east elevation, leading onto the host garden.

External building materials are stated to match those of the existing dwelling.

Submitted plans show that the existing hipped roof serving a single storey rear porch extension is to be replaced with a glazed mono-pitched roof.

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
SS6a Larger Villages 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
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2007/0183 Two storey side/rear extension, rear porch and detached garage
Approved

SMD/2007/1337 Removal of condition 6 of planning permission 07/00101/FUL (retention of existing front lean to extension)
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 11.06.2019

Neighbour consultation period ends: 22.05.2019
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No objections, subject to normal planning guidelines.

Severn Trent
As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied. Severn Trent Water advise that there may be a public sewer located within the application site.

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 Brown Edge Village Development Boundary. CS policy SS6a relates to the larger villages area strategy and supports development which is appropriate to the needs, capacity and character of the settlement.

The principle of development is considered to be acceptable.

Design

The application dwelling is a two storey semi-detached dwellinghouse situated on the southern side of Sandy Lane. Sandy Lane has a varied streetscene character comprising properties of varying type, scale and architectural design.

Policy DC1 states that all new development should be of a high quality and be designed to respect the site and its surroundings; having regard to matters of siting, scale, density, character and appearance. The Council's Design SPD provides a clear guide as to the Council's expectations in terms of design and states that 'extension should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of size and massing'.

The proposed extension is located to the rear of the site and would not be visible from public vantage points. It has been sympathetically designed to respect the scale and character of the host dwellinghouse and would appear subordinate in nature. This application is therefore considered to accord with the design objectives of the policy DC1 of the Staffordshire Moorlands Core Strategy, Chapter 12 of the National Planning Policy Framework and the SMDC Design SPD.

Amenity

Policy DC1 seeks to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. Only one residential property bounds the application site, no.21 Sandy Lane, which adjoins the host dwelling to the west. This neighbouring property benefits from a single storey extension and rear conservatory both of which sit adjacent to the shared site boundary. Cumulatively these extensions project circa 7m beyond the rear elevation of dwellinghouse. The proposed extension would extend to the east of this neighbouring extension. Amended plans have been received that reduce the depth of the proposed two storey element of the proposed development in order to overcome concerns relating to overbearing impact. The extension does not cross the 45 degree line taken from the nearest habitable room window. Taking account of the positioning and scale of the existing extension to no.21 Sandy Lane it is not considered that the proposed development would result in undue harm by virtue of overlooking, loss of privacy, overbearing impact or loss of daylight or sunlight. As such, this application is considered to satisfy the objectives of Core Strategy DC1 and of Chapter 12 of the NPPF.

Highway Safety

The proposed development would provide 1 no. additional bedroom, creating a four bedroom dwellinghouse. Existing on-site parking provision would be maintained, which permits parking for up to 3 no. vehicles with additional provision available in the form of a double garage. SCC Highways have been consulted on this application and have provided no comment. Nevertheless, it is not considered that the development would result in such an intensification of bedroom accommodation on the site that would result in harm to the safe operation of the wider highway network or result in below standard car parking provision. As such this application is considered to accord with policy DC1.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the relevant policies of 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: 05.07.2019

X

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council