**DELEGATED DECISION REPORT**

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| **SMD/2019/0296**<br>**Valid 16/05/2019** | **8 RUABON CLOSE**<br>**BIDDULPH** | **2 STOREY SIDE EXTENSION & FIRST FLOOR EXTENSION OVER GARAGE.**<br><br>**(FULL - HOUSEHOLDER)** |

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**MAIN ISSUES**

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

**DESCRIPTION OF SITE**

The application site is 8 Ruabon Close Biddulph, a detached, two-storey dwelling occupying an end of cul-de-sac location. The dwelling benefits from off-road parking at the front of the house in the form of an attached double garage and a tarmac drive. External amenity space is mainly concentrated to the rear of the plot where the land rises in level towards the north-western corner. A patio area lies immediately to the rear of the house beyond which the garden rises in a terraced arrangement. There are dwellings to the south and the north-east. To the side and rear of the property is land designated as open space. A public footpath runs along Ruabon Close linking it to the open space beyond. Due to the rise in land levels within the application site, the dwelling is not seen from the open space at the rear.

For the purposes of planning policy consideration the application site is located within the Biddulph Town Development Boundary. The site does not lie within a Conservation Area and there are no Listed Buildings or protected trees nearby.

**PROPOSAL**

The application is for a two storey and first floor extensions. The new accommodation would provide the dwelling with an enlarged and open plan, kitchen/dining/sitting room and larger utility. At first floor level the extensions would allow for the addition of a master bedroom with ensuite and dressing room as well as an open area earmarked as a ‘family room’ with access onto a balcony. The extensions would incorporate the use of gable and hipped roofs as well as eaves intersecting, pitched roof dormer windows. External finishing materials would include matching brickwork and some areas of off-white render (mainly to the front elevation) to add some visual interest. The bow window at the front of the house would be altered to become a box bay window.

## RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

### Core Strategy Development Plan Document (Adopted 2014)

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| SS1 | Development Principles |
| SS1a | Presumption in Favour of Sustainable Development |
| SS5b | Biddulph Area Strategy |
| SD1 | Sustainable Use of Resources |
| 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)
SS6 Biddulph Area Strategy (Limited)
SD1 Sustainable Use of Resources (Limited)
DC1 Design Considerations (Moderate)
T1 Development and Sustainable Transport (Moderate)
Appendix 8: Parking Standards

**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

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| 94/00498/OLDDC | Outline application for residential development. Approved. |
| 97/00646/OLDDC | Residential development of 163 dwellings. Approved. |
| 97/00647/OLD | Variation of conditions 4 and 5 of approval 94/00498. Approved. |

## CONSULTATIONS

### Publicity

Site Notice expiry date: 11/07/2019.
Neighbour consultation period ends: 13/06/2019.

Public Comments: No representations received.

Biddulph Town Council: No representations received.

Severn Trent Water: No objections to the application and no drainage condition is required.

## OFFICER COMMENTS

Principle of Development
The application site lies within the Biddulph Town Development Boundary and as such there is a presumption in favour of development in accordance with Core Strategy policy SS5b. There are no 'in principle' objections to the application subject to consideration of matters including design, visual impact, neighbour amenity, parking and drainage arrangements.

Design/visual impact
The extension would incorporate gable and hip-shaped roofs (to match the existing house) as well as matching brickwork and the addition of some areas of off-white render. Whilst the proposed extension is large, however, the first floor extension above the garage would still be subordinately sized when compared to the bulk and height of the original dwelling. The use of eaves intersecting dormers not only adds a design feature but assists in achieving the required first floor accommodation without the need for a large roof/high roof ridge. In addition the siting of the dwelling is tucked into the corner of the cul de sac, and when viewed from the wider street scene and the junction would not be significantly visible. This will assist in reducing its prominence in the street scene. It will however be visible from the footpath to the

side of the dwelling, but again being set down from the rising footpath, thus helping it to assimilate more so, into the street scene.

The extension to the side of the dwelling replicates the gable arrangement of the main roof and has a subordinate relationship with it. The use of matching brickwork is welcomed and the introduction of some rendered areas causes no concerns (brick remaining the dominant building material). Large glazed windows/doors within the rear elevation are acceptable, no harm to the character of the dwelling would occur as a result of these. New windows to the front of the house are in keeping with the size and general design of the existing openings. It is concluded that there are no design objections to the application.

The proposed extensions will have minimal visual impact beyond the immediate surrounding area. Visual impact will generally be upon the Ruabon Close in the immediate street scene. The end of cul-de-sac location means that only the first floor extension (above the garage) will be visible to anyone other than the occupants or visitors to the application site. The street scene visual impact raises no concerns. Ruabon Close is not formed by a single dwelling type and properties vary in size. The proposal would not result in a development which would be at odds with its surroundings.

Neighbour amenity

There are no amenity concerns in respect of the dwelling immediately to the south (7 Ruabon Close), it is separated from the application site by the cul-de-sac head and its positioning/orientation with the application dwelling ensures that there are no overlooking/overbearing issues. Ruabon Close slopes downwards towards its junction with St. David's Way and the dwelling to the north-east (number 6 Ruabon Close) is positioned at a lower land level. Whilst the application dwelling is higher, the scheme it is not considered to result in unneighbourly development. The first floor extension is separated from the shared boundary with number 6 (by a parking area and planting) and there is no direct window-to-window facing relationship. There are no dwellings to the north or west, this is land designated as open/green amenity space.

For these reasons it is concluded that the application raises no neighbour amenity concerns. No objection letters from neighbours have been received.

Parking

The application is proposing a fourth bedroom. It is recognised that the Council does not currently have any adopted parking standards but consideration is given to the Appendix 8 standards within the Local Plan (Submission Version) where there is a requirement of three parking spaces within the curtilage of the dwelling. The retention of the double garage and the tarmac drive means that this standard can be complied with. It is concluded that there are no parking objections to this scheme.

Drainage

The application site is not within any known flood zone. The existing house already has utility connections. Severn Trent Water (STW) has confirmed no objections to this application and that no drainage condition is required. STW do comment that there may be a public sewer within the site. It is considered that the matter of public

sewer locations can be dealt with by means of an informative note on the decision notice in the event of planning permission being approved.

**CONCLUSION / PLANNING BALANCE**

The application site is located within the Development Boundary of Biddulph and as such there are no objections in principle to a domestic extension at the property. For the reasons set out above it is considered that the scheme is acceptable in terms of design, visual impact, neighbour amenity and parking standards. The application is recommended for approval subject to conditions.

**OFFICER RECOMMENDATION :** Conditional approval.

**Case Officer:** Lisa Jackson
**Recommendation Date:** 11/07/2019.

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Signed by: JaneC

**On behalf of Staffordshire Moorlands District Council**