DELEGATED DECISION REPORT

SMD/2019/0322 **Valid 21/05/2019**	**22 BROWNHILL ROAD** **BROWN EDGE**	**SINGLE STOREY FRONT AND REAR BEDROOM EXTENTSIONS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

22 Brownhill Road comprises a detached hipped roof bungalow that is positioned centrally within a rectangular plot. The site is located on the eastern side of a residential cul-de-sac which is characterised by detached bungalows of a similar ilk with open landscaped gardens to the front, off road parking and detached garages and enclosed domestic gardens to the rear. It is noted that a number of properties within the immediate locality have been extended and/or altered over time. Brownhill Road steadily slopes upwards from the south east up to the north west; consequently plots are stepped. The application dwelling occupies an elevated position above the highway level and is commensurate in terms of scale, siting and design to other properties within the cul-de-sac.

For the purposes of this assessment, the application site is located within the Brown Edge Village Development Boundary.

PROPOSAL

Planning approval is sought for the construction of a single storey front extension and single storey rear extension. Both are to provide additional bedroom accommodation.

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:

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

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 03.07.2019
Neighbour consultation period ends: 18.06.2019
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Staffordshire County Council Highways

None.

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 detached hipped roof bungalow with projecting gable to the principle elevation, forming an 'L' shaped footprint. The design, scale and siting of the host dwelling is commensurate with other properties within the residential cul-de-sac. However, it is also recognised that a number of properties have been extended and therefore the streetscene character is not strictly uniform.

Core Strategy 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 DPD provides a clear guide as to the Council's expectations in respect of design and states that extensions 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.

This application seeks approval for the construction of a single storey front extension and single storey rear extension. The proposed extension to the front of the bungalow is to project 3.1m beyond the principal elevation. A dual pitched roof is proposed that is to run perpendicular to the roof of the host dwelling. This will create feature gable that will reflect the existing larger gable to the north. A flat roof porch extension is proposed to sit between the proposed extension and the existing

projecting gable. The extension has been designed to be subordinate to the existing gable in terms of depth, width and height. External building materials are to match those existing, replacement cladding to the apex of both feature front gables are proposed in a grey colour.

The proposed single storey rear extension is to project 2.2m beyond the rear elevation. A hipped roof is proposed and external building materials are to match those existing. The scale, design and overall proportions of this extension are considered to respect those of the host dwelling. Permitted development rights are in tact and this extension could be constructed under the allowances of the Town and Country Planning (General Permitted development)(England) Order 2015 (as amended).

Amenity

The application site is bound by no.20 Brownhill Road to the south and no.24 Brownhill Road to the north. Taking account of the single storey nature of the proposed development and the spacing distances involved I am satisfied that the proposed development would not result in undue harm to the amenity of no.24 Brownhill Road.

The application site is positioned on a ground level that is higher than no.20 Brownhill Road. It is noted that there are no side facing windows within the north elevation of this neighbouring property. Submitted plans demonstrate that the proposed extension would not cross the 45 degree line taken from the centre point of the nearest habitable room window. Submitted plans also show the addition of a window within the south elevation of the existing bungalow. This window is to serve a bathroom and could be inserted without requiring planning permission.

Taking account of these factors it is not considered likely that the proposed development would result in any detrimental harm to the amenity of this neighbouring property by virtue of overbearing impact, loss of daylight / sunlight, over shadowing or loss of privacy.

Highway Safety

The proposed development would facilitate the reconfiguration of the internal layout of the property. It would not result in an increase in the number of bedrooms provided within the property. Off-street parking exists for the parking of up to 2 no. vehicles and this is to remain unaffected by the proposed development. As such the proposal is not likely to result in harm to highway safety.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the relevant policies contained in the Staffordshire Moorlands Core Strategy, National Planning Policy Framework and the Council's Design SPD. As such a recommendation of approval is provided.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 19.07.2019

X

Signed by: JaneC
On behalf of Staffordshire Moorlands District Council