DELEGATED DECISION REPORT

SMD/2019/0350	**19 ADAMS GROVE**	**PROPOSED FRONT**
Valid 05/06/2019	**LEEK**	**EXTENSION.**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is number 19 Adams Grove Leek, a detached, two-storey dwelling positioned mid-way along the cul-de-sac. The dwelling benefits from an integral garage and has additional parking at the front of the house. For the purposes of planning policy consideration the application property is located within the Leek Town Development Boundary. The site does not lie within any Conservation Area and there are no Listed Buildings or protected trees either within or near to the site.

PROPOSAL

The application is for a single storey extension to the front of the house. At present the garage and porch project forwards of the main roadside fronting wall of the dwelling and both have flat roofs. This application seeks to enlarge the porch by slightly widening it and extending it outwards to match the projection of the garage door. alterations would also see the replacement of the flat roofs with a sloping roof and the addition of an internal WC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS5a	Leek 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)
SS5	Leek Area Strategy (Limited)
DC1	Design Considerations (Moderate)
T1	Development and Sustainable Transport (Moderate)

Supplementary Planning Guidance

1. Design Principles for Development within 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

Neighbour consultation period ends: 2/7/2019.

Public Comments: No representations received.

Leek Town Council: Recommend approval. Not unneighbourly

Staffordshire County Council Highways: No objections on highways grounds.

Severn Trent Water: No objections and no drainage conditions are required.

OFFICER COMMENTS

Principle of Development

The application site is located within the Leek Town Development Boundary and as such there are no fundamental objections in principal to a domestic extension to this dwelling. Material planning considerations include design, visual impact, neighbour amenity, parking and drainage.

Design/visual impact

This is a simple householder alteration which would improve the appearance of the house. The flat roof porch would be enlarged to encompass an internal WC and the flat roof above the garage would be replaced with a lean-to roof which would be finished with matching tiles. The current front door/window arrangement of the porch would be lost, being replaced with a single width door and full height floor to ceiling glazed windows on each side. This is of no concern as the principal entrance to the dwelling remains at the front of the building. The dwelling is mainly finished in brickwork but there is a render panel between the ground floor lounge window and the upper floor bedroom. The plans indicate that the extension would be finished in white render; this would be in keeping with the existing render panel at the front of the house and would also be in line with a number of other dwellings within the cul-de-sac. There are no objections to the application either in terms of design or wider visual impact. The cul-de-sac is made up of dwellings of differing sizes/shapes/design and a variety of facing materials. The scheme as currently proposed would not result in any design or visual harm.

Neighbour amenity

The proposed extension would be seen from neighbouring dwellings but the porch enlargement and the addition of a shallow pitched roof would not result in any adverse neighbour amenity impact. No neighbour representations have been received and the Town Council comments that the proposal is not unneighbourly.

Highway/parking

Although the addition is at the front of the house, the actual increased footprint of the porch is relatively small. The scheme would not see the loss of any parking space at the front of the house and the integral garage would not be lost. The County Highways officer has confirmed that he has no objections to the application.

Drainage

Severn Trent Water has no objections to the application and they do not require any drainage conditions at this time. STW do inform that there may be a public sewer located within the site and comment that there is no guarantee that any of their sewers can be built over or close to. Bearing in mind these comments it is recommended that appropriately worded informative notes are added to the decision notice to remind/inform the applicant/developer of their responsibilities.

CONCLUSION / PLANNING BALANCE

The application is a simple householder alteration which would improve the appearance of the dwelling without causing any harm to the street scene or surrounding residential area. The small scale nature of the proposal ensures that there would not be any neighbour amenity harm nor would it create any parking problems. Confirmation has been received from STW that they have no objections to the application.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 31/07/2019.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council