**DELEGATED DECISION REPORT**

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| **SMD/2019/0299**<br>**Valid 10/06/2019** | **57 HILL ROCK BASNETTS WOOD ROAD ENDON** | **PROPOSED GRANNY ANNEX AT REAR OF EXISTING PROPERTY.**<br><br>**(FULL - HOUSEHOLDER)** |

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**MAIN ISSUES**

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

**DESCRIPTION OF SITE**

This application relates to a residential plot positioned on the western side of Basnetts Wood Road and comprises of a detached brick built bungalow. The application site is commensurate with the form, scale and layout of neighbouring properties within the wider housing estate. On-site parking is provided to the front of the site and a landscaped domestic garden is located to the rear. The site is bound by residential plots to the north and south. The highway that serves Basnetts Wood Road separates the application site from residential plots located opposite the site to the east. For the purposes of this assessment, the application site falls within the Endon Village Development Boundary.

**PROPOSAL**

Planning approval is sought for the construction of a detached granny annex that is to be positioned adjacent to the north site boundary within the rear garden of the host plot. The building is to be single storey and is to sit on a footprint of 6.5m by 4.5m. Internally, accommodation is to comprise of an open plan kitchen, living and dining space; and 1no. double bedroom with en-suite shower room. Externally, the building is to be constructed with brickwork to match the existing house.

**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 Village 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 in order to determine whether the Local Plan is sound and legally compliant. Subject to the findings of the appointed inspector, the Local Plan is expected to be adopted in the Spring of 2019. At his point, it 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/1981/0472 Extension to garage
Approved

**CONSULTATIONS**

**Publicity**

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

**Public Comments**

1no. objection has been received. The salient points raised in objection are in relation to highway safety owing to parking provision.

The applicant has provided a response to the objection raised stating that he has parking for up to 10no. vehicles: 1no. in the single garage, 4no. on the 10m x 6m drive, 1no. 5m x 3m additional space on the drive; and, 4no. on-street parking spaces to the front of the house.

**Town / Parish Comments**

Recommend refusal of this application on design grounds as the proposals are extremely poor and the submitted drawings do not show it relationship with the main house on the site.

**Staffordshire County Council Highways**

No comments received.

## 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 Endon 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

Approval is sought for the construction of a detached one bedroom granny annex. The building is of a modest size, measuring 6.5m by 4.5m. Amended plans have been received following a conversation with the Applicant on site, who planned to construct the building with a parapet wall. The resulting height of the building as amended would be 3m. External building materials are to comprise of brickwork to match the exiting. Guttering and windows serving the accommodation are to be located on the sought facing elevation, fronting onto the rear garden of the application site. Access to the building is to be provided via the east facing elevation.

Endon and Stanley Parish Council has raised objection to the original scheme on the grounds of poor design.

Core Strategy policy DC1 seeks to secure a high standard of design that respects the site and its surroundings. In accordance with the Council's Design SPD a new building should respect the scale of those surrounding it. The design of t a new development should be guided through an assessment and understanding of the character and context o f the area. New buildings should be well proportioned and

relate to the human scale. Furthermore, facing materials should either match or compliment those of the surroundings.

The proposed building is of similar proportions to that of a detached domestic single garage, which is not an uncharacteristic feature within a residential housing estate. External building materials are to match those of the host dwelling, which is considered to be acceptable. Views of the building from the public highway are limited owing to the position of the building relative to the host bungalow and no.59 Basnetts Wood Road to the north, and as such the building would not appear unduly prominent within the streetscene context.

Taking account of these factors it is considered that this application accords with the objectives of policy DC1 and the Council's Design SPD.

**Amenity**

Core Strategy DC1 seeks to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. Furthermore, NPPF paragraph 127f) states that decision makers should ensure that developments are designed with a high standard of amenity for existing and future users.

The proposed annex is to be located adjacent to the north site boundary shared with number 59 Basnetts Wood Road. Owing the changes in land levels no.59 occupies a higher ground level to the application site. The proposed annex is to sit at the same ground floor level as the existing bungalow and therefore some mitigation will be provided against the overall massing of the structure from this neighbouring vantage point. Nevertheless, it is acknowledged that the proposed building would likely result in some greater overshadowing. However, due to the increased levels, this would be limited to the southern edge of the garden. The impact imposed would therefore not be considered to be unduly harmful to warrant refusal of this application. However, it is considered to be prudent to attach a condition to state that the finished floor level of the annex shall be equal to the main dwelling to minimise any impact on the neighbouring property.

All windows are to be located within the south facing elevation of the proposed building. A distance of 13m would exist between these windows and the shared southern site boundary, which is served by a closed board timber fence. Taking account of these factors it is not considered that the proposed development would result in significant injury to the amenity of no. 55 Basnetts Wood Road.

This application is considered to accord with the amenity objectives of policy DC1 and of the NPPF.

**Highway Safety**

The proposed development would result in the provision of 1no. additional bedroom, located within a self contained annex. An objection has been received on the grounds of insufficient parking due to the number of vehicles that are regularly parked at the site. The property is a 2/3 bedroom residential property and the

applicant has confirmed that in addition to his domestic vehicles he also owns two vehicles that are used in association with his Elite Executive Travel business that operates from the site. On-site parking exists for the comfortable parking of up to 5 no. vehicles. Basnetts Wood Road is a public highway with no parking restrictions to prevent roads users from parking within the highway should they wish to do so. Taking account of the existing on-site parking provision, it is not considered likely that the proposed annex would result in such an intensification of the site to consider the existing parking arrangements to be insufficient.

**CONCLUSION / PLANNING BALANCE**

This application is considered to accord with the policies contained in 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: 05.08.2019**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**