DELEGATED DECISION REPORT

SMD/2019/0358 **Valid 10/06/2019**	**152 BASFORD BRIDGE LANE CHEDDLETON**	**PROPOSED EXTENSION TO GARAGE AT GROUND FLOOR LEVEL AND EXTENSION AT FIRST FLOOR LEVEL TO FORM ADDITIONAL BEDROOM.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- The impact on the character and appearance of the area
- The impact on residential amenity

DESCRIPTION OF SITE

The site is within the development boundary of Cheddleton and lies close to the eastern edge of the village. It comprises a bungalow which is one of a long row of dwellings facing Basford Bridge Lane to the north, with the junction of Brittain Road directly in front of the site. There are other dwellings on the opposite side of Basford Bridge Lane to the north. Open land within the Green Belt lies to the rear (south).

PROPOSAL

This is a full householder planning application for a side extension to the bungalow which would also involve extending the attached garage forward so that it is flush with the main front wall of the dwelling. The roof ridge would also be extended across over the extension and garage and a bedroom with rear dormer window would be created in the new roofspace, extending existing first-floor floorspace already in the main roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

DC1 Design Considerations

National Planning Policy Framework (February 2019)

Section 12 (Design)

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:

DC1 Design Considerations

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 5.8.19
Neighbour consultation period ends: 5.8.19
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Severn Trent Water

No objection

OFFICER COMMENTS

The extension would be no higher than the existing bungalow as it would extend the roof ridge line across over an existing garage and extend the garage forward and which would be flush with the main front wall. The extension would have a cream render finish to match the existing house. It would therefore have a form, design and materials which would harmonise with the existing bungalow and would not dominate the original building. The rear dormer would replicate an existing rear dormer with pitched roof in the existing roof and would not dominate the roof and harmonise with the character and appearance of the dwelling. It would normally be desirable to achieve a slight set-back and set-down, in order to firstly avoid any terracing effect and secondly to create a “shadow-line” to disguise any mismatch of materials. In this case, however, a sufficient gap would be maintained between the extension and side boundary to avoid the resultant bungalow appearing too large for its plot or to avoid any terracing effect. Mismatch of materials could be avoided by requiring the front roof-slope to be roofed with tiles reclaimed from the rear of the property.

With regard to residential amenity, the adjacent property to the west is on raised ground due to the downward sloping land towards the east. This restricts the scope for overlooking from the rear dormer into the neighbouring property and due to its position in relation to the neighbouring property, only the rear part of the neighbour's rear garden would be overlooked which would not amount to any harmful loss of privacy. A sufficient gap would be maintained between the extension and the side windows of the neighbouring property to the west and as a result there would be no significant loss of light provision to that property. This is helped by the neighbours dwelling being on higher ground and the two side ground floor windows face a boundary hedge in any case which restricts light. The first-floor side window in the gable is a secondary window and the first floor rooms of the neighbouring property would also therefore not experience any loss of light provision.

Conclusion

The proposed extension would not harm the visual or residential amenities of the area, is well designed and respects the form and design of the existing dwelling. The proposal would comply with both the Council's Core Strategy policies and the government planning guidance contained in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 5.8.19

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council