DELEGATED DECISION REPORT

SMD/2019/0346 **Valid 13/06/2019**	**264 CEDAR HOUSE** **LEEK ROAD** **ENDON**	**EXTENSION & ALTERATIONS TO EXISTING GARAGE; LINKING TO EXISTING HOME TO FORM NEW ACCESS.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design, character and appearance;
- Residential amenity;
- Impact on protected trees; and
- Highway safety

DESCRIPTION OF SITE

The application site forms part of a linear pattern of development that runs along the south eastern side of Leek Road, Endon. The immediate area has a sylvan character with a sense of spaciousness between dwellings. There is a degree of variation in both the age and architectural design of properties within the locality. Nevertheless, plots are commensurate in terms of layout and form. The application site comprises of a recently constructed two storey dwellinghouse with a detached double garage that is positioned forward of the host dwelling and sits adjacent to the south western site boundary.

PROPOSAL

Planning approval is sought for a single storey 'link' side extension and a one and halt storey extension to an existing detached garage.

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 Villagers Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12

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

SMD/2004/0683	Detached welling (outline) Refused
SMD/2010/0858	Detached dwelling (outline) Approved
SMD/2012/0550	Proposed dwelling Approved
SMD/2014/0105	Variation of conditions 6, 7 & 20 on application 12/0388/FUL Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 07.08.2019
Neighbour consultation period ends: 09.07.2019
Press Advert: N/A

Public Comments

One representation has been received offering general comment of the proposed development. The salient planning point raised relate to the light pollution.

Town / Parish Comments

Whilst we are concerned with the size of the proposals we do not have any reasons to recommend refusal. However, we are aware of a stream receiving all the storm water from the Hillswood Drive and Hillside Avenue Estates is culverted under the A53 just above Cedar House and then passes through the frontage of Cedar House on its route to a further watercourse/culvert in Station Road. Should the extension be approved will you please ensure the watercourse passing through the frontage of Cedar House is protected.

Environmental Health

No comments received.

Staffordshire County Council Highways

No comments received.

Severn Trent Water

No objection and no requirement for a drainage condition to be applied.

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

The application site forms part of a linear pattern of development that runs along the south eastern side of Leek Road, Endon. The immediate area has a sylvan character with a sense of spaciousness between dwellings. There is a degree of variation in both the age and architectural design of properties within the locality. Nevertheless,

plots are commensurate in terms of layout and form. The application site comprises of a recently constructed two storey dwellinghouse with a detached double garage that is positioned forward of the host dwelling and sits adjacent to the south western site boundary.

The proposed development comprises of a one and half storey extension to the existing garage. The extension is to serve as a proposed games room to the ground floor and gym to the first floor. The extension would sit of a footprint of 12m x 6m and is to have a ridge height level of 6.4m. A single storey side extension is proposed beyond the south western elevation of the host dwelling and would serve to link the proposed garage extension to the host dwelling. Cumulatively the overall depth of the development proposed would amount to 19.5m.

In accordance with the Council's Design SPD and Core Strategy policy DC1 development should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of scale and massing. Examination of the location plan shows that there is a well established building line along this part of Leek Road, with properties set within large plots, well back from the road. Whilst some have garages to the front, these are single storey and clearly subservient to the main dwelling, allowing the set-back two storey built frontage / building line, to prevail.

The existing dwellinghouse has been purposely positioned within the plot to respect the prevailing pattern of development along Leek Road; similarly, the existing garage has been positioned to sit alongside a garage that serves the neighbouring plot. The existing garage is of a scale and form that enables it to appear subservient to the main dwellinghouse. The proposed extension would be two storey in height, and a significantly larger footprint than either the existing garage, or that of the neighbouring property and would sit at odds with the established character of Leek Road and result in an overdeveloped, over dominant incongruous form of development that would appear visually intrusive within the streetscene and detract from the dominance and form of the host dwellinghouse. This application fails to accord with the Council's Design SPD or Core Strategy policy DC1.

Amenity

The application site is bound by residential properties to the north east and south west. "Greenfields" bounds the application site to the south west and will be directly impacted upon by the proposed development. The land levels drop between the application site and this neighbouring plot. Greenfields is a modest dwelling and due to the scale of the proposed extension at a height of 6.5m and combined length of 19.5m, together with the change in land levels it is considered that the development will appear significantly overbearing and lead to an unacceptable sense of enclosure. It is acknowledged that there are trees located along the shared boundary that would serve to offer some mitigation, however they are sparse and the impact of the development would still be felt. The development fails to accord paragraph 127f) of the National Planning Policy Framework and Core Strategy policy DC1 which seek to protect the amenity of the area, including residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

No.266 Leek Road bounds the application site to the north east. A distance in excess of 14m would remain between the proposed extension and the north eastern shared site boundary. The boundary at present is served by mature planting which falls under the control of this neighbouring property. The fenestration located within the north east elevation of the proposed extension would sit at a perpendicular angle to the principle windows located within the front elevation of this neighbouring property. Taking account of these factors it is not considered that the development would likely result in undue harm to the amenity of this neighbouring property.

Tress

Policy 2.2.6 of the Council's adopted Tree Strategy states that "the Council will not normally grant planning permission for development proposals which directly or indirectly threaten trees of significant amenity…unless there is overriding justification to do so".

There are two trees located within the neighbouring site that are protected by a Tree Preservation Order. These trees are positioned adjacent to the south western site boundary of the application site and will likely be impacted upon by the proposed development. The application has not been supported with a Protected Tree Survey and a Survey has not been submitted following a request from the Planning Officer. Insufficient information has therefore been provided to enable the Council to fully assess the impact of the development on the wellbeing of protected trees. This application therefore fails to satisfy policy 2.2.6 of the adopted Tree Strategy and Policy DC1 which require development to respect the site and its surroundings and promote the maintenance, enhancement, restoration and re-creation of
Biodiversity and the NPPF which states that decisions should, inter alia, recognise the intrinsic character and beauty of trees and woodland. (para 170)

CONCLUSION / PLANNING BALANCE

This application constitutes a poor standard of design that fails to respect the grain of development along Leek Road; resulting in overdevelopment of the plot and an incongruous form of development that would appear visually dominant within the streetscene and detract from the dominance and form of the host dwellinghouse. Contrary to the Staffordshire Moorlands District Council's Design SPD and Core Strategy policy DC1.

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OFFICER RECOMMENDATION : Refuse

Case Officer: Lisa Howard
Recommendation Date: 08.08.2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council