DELEGATED DECISION REPORT

HNT/2019/0011 **Valid 05/07/2019**	**103 ARMSHEAD ROAD** **WERRINGTON**	**PROPOSED SINGLE STOREY REAR EXTENSION MEASURING 3.825M BEYOND THE REAR WALL OF THE DWELLING, 3.75M MAXIMUM HEIGHT AND 2.45M TO HEIGHT OF THE EAVES.** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Consider whether or not the proposed single-storey rear extension complies with domestic Permitted Development Rights and as a result if the scheme is eligible to be considered by a Prior Approval Notification for a Larger Homes Extension.
- Consider if the development is acceptable in terms of neighbour amenity impact but only in the event of a neighbour objection(s) being received.

DESCRIPTION OF SITE

The application site is number 103 Armshead Road Werrington, a two-storey, semi-detached dwelling occupying a corner plot of land at the junction of Armshead Road and Moorland Avenue. The dwelling benefits from front, side and rear gardens as well as off-road parking at the rear of the property in the form of a driveway and detached garage. Boundaries are marked by hedges, decorative low-level brick and block walls and timber panel fencing along the shared boundary with number 105 Armshead Road. Land levels within the site do not vary significantly; there is a slight rise in levels towards the southern boundary (garage area).

The application site sits within the Werrington and Cellarhead Village Development Boundary. There are no Listed Buildings or protected trees either within, or in close proximity to, the application property. To the north of the site are open fields which are designated as Green Belt areas. The site is not within any known flood zone and records show that this is also a Coal Low Risk Development area.

PROPOSAL

The application is for the erection of a single-storey rear extension to enlarge a kitchen and dining room. The application forms state that the rear extension would

project 3.825m from the rear wall of the house, have a maximum height of 3.75m, eaves height of 2.45m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Planning policies are only taken into account if any neighbour(s) raise an objection to the proposal and then only in respect of amenity impact(s) upon any adjoining premises.

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6a	Larger Villages Area Strategy
DC1	Design Considerations

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.
2. Space About Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

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)
SS8	Larger Villages Area Strategy (Limited)
DC1	Design Considerations (Moderate)

National Planning Policy Framework

Including sections;

2: Achieving sustainable development.
12: Achieving well-designed places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

79/07080	Erection of garage. Approved.
81/10322	Erection of front porch. Approved.
SMD/2019/0329	Two-storey side and single storey rear extensions. Replacement single storey porch extension. Approved.

CONSULTATIONS

Publicity
Neighbour consultation period ends: 30/07/2019.

Public Comments
No representations received.

OFFICER COMMENTS

This is a Householder Notification application for the erection of a single-storey rear extension. The application forms state that the extension would enlarge a kitchen and dining room area and would span the full width of the dwelling. The extension would project 3.825m from the rear wall of the house, have a maximum height of 3.75m, eaves height of 2.45m. A small ground floor lean-to, brick building at the rear of the house would be demolished to allow this proposal to be undertaken.

The General Permitted Development Order (2015) (as amended), Schedule 2, Part 1, Class A is the part of the GPDO to be considered in respect of a single-storey, rear extension. Applicable to this application is the allowance for a semi-detached dwelling to be extended between 3.0m and 6.0m (subject to compliance with other criteria and satisfying the requirements of the Householder Notification procedure).

The proposed rear extension complies with Class A for the following reasons;

A) Dwelling is not formed as a result of a Part 3, Class M, N, P or Q application;
B) Extensions would not exceed 50% of the total area of the curtilage;
C) Extension would not exceed the height of the existing house;
D) Eaves of the extension would not exceed the height of the eaves of the existing house;

E) Does not extend beyond a principal elevation, does not front a highway and form a side extension;
F) (Refers to section G);
G) Extension is not upon restricted land, does not extend beyond the rear wall of the house beyond 6.0m and would not exceed 4.0m in height
H) Does not relate to an extension greater than single storey in height;
I) Extension is within 2.0m of the boundary but the eaves would not exceed more than 3.0m in height;
J) Does not relate to a side extension;
K) Does not include provision of verandah, balcony or raised platform; relate to microwave antennas, chimneys, flue, soil, vent pipe or any alteration to the roof of the house.

In accordance with the regulations immediate neighbouring properties have been notified of the application; no objections have been received from residents and therefore consideration of the policies relevant to neighbour amenity impact are not engaged.

CONCLUSION / PLANNING BALANCE

Based on the information submitted as part of the application including the block plan and details contained within the application form it is concluded that the proposed ground floor rear extension complies with permitted development rights in respect of larger homes extensions. As no neighbour objections have been received, the LPA cannot consider neighbour amenity impact. It is therefore recommended that the application is approved as permitted development.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Jackson
Recommendation Date: 15/08/2019.

X

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council