DELEGATED DECISION REPORT

SMD/2019/0173 **Valid 18/03/2019**	**17 FAIRFIELD AVENUE** **BROWN EDGE**	**PROPOSED LOFT CONVERSION WITH HIP TO GABLE EXTENSION TO SIDE AND DORMER AT REAR.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is located within an area that is predominantly residential in character. The site comprises a semi-detached hipped roof dwellinghouse that is positioned within a linear pattern of development along the north western side of Fairfield Avenue. The dwellinghouse has previously been extended by virtue of a two storey flat roof rear extension. For the purposes of this assessment the site is located within the Brown Edge Village Development Boundary.

PROPOSAL

Planning approval is sought for a hip to gable roof extension and for the construction of a flat roof dormer window to the rear.

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 Villages 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 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, 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/1988/0090	Demolition of existing conservatory and extension to form larger dining area and kitchen Approved
SMD/1993/0955	First floor rear extension of kitchen Approved

CONSULTATIONS

Publicity

Site Notice expiry date: expired
Neighbour consultation period ends: 23rd April 2019
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No objection subject to normal planning guidelines.

Severn Trent Water

No objection.

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 Brown Edge 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 dwelling comprises of one half of a semi-detached pair that has retained a symmetrical appearance when viewed from the streetscene. To the rear the application dwelling has been extended with the addition of a two storey flat roof extension which is not considered to represent good design. The proposed development comprises the construction of a hip to gable extension to the side elevation and a box dormer window extension to the rear.

Fairfield Avenue is predominantly characterised by two storey semi-detached dwellings with hipped roof and dual pitched design. Though there is a concern that the proposed hip to gable roof extension would serve to unbalance the semi-detached pair, taking account of the varied roofscape within Fairfield Avenue it is not considered that it would appear unduly incongruous. It is considered appropriate to apply a condition that requires the front facing roofslope to be covered in tiles taken from the existing rear roof slope.

The proposed dormer window is to be position centrally on the rear roofslope. Amended plans have been received which changes the external material of the dormer window from a render finish to match the host dwelling to lead. This will serve to lessen the visual impact of the dormer window.

Some weight is given to the allowances of Classes B and C of the Town and Country Planning (General Permitted Development) Order 2015 as amended. It is understood that the proposed development could be constructed without the need for planning permission from the LPA if the hip to gable roof extension were to be completed prior to the construction of the dormer window.

Amenity

Core Strategy policy DC1 and paragraph 127f) of the National Planning Policy Framework seek to secure development that protects the amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

There are no habitable room windows located within the side facing elevation of the no.19 Farifield Avenue. A distance of 30m would exist between the dormer window and the rear elevation of no.20 Marshall Avenue to the rear, which complies with the recommended spacing distance of 22m outlined in the Council's Space About Dwelling SPD.

The proposed development is not considered likely to result in detrimental harm to the amenity of nearby residents.

Highway Safety

The proposed development would facilitate the provision of 1 no. additional bedroom, creating a four bedroom dwelling. On-site parking exists for the parking of up to 2no. vehicles which is considered acceptable to serve a dwelling of this size. There are no proposal to change the existing means of access and the parking area to the front of the dwelling. Accordingly it is considered that there would be no harm to highway safety.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the relevant policies contained in the Staffordshire Moorlands Core Strategy and National Planning Policy Framework. As such a recommendation of approval is provided.

Note – Materials to rear dormer should match existing roof tiles, lead not acceptable, therefore condition needed. JC 21.08.19

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 20.08.2019

X 

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council