DELEGATED DECISION REPORT

SMD/2019/0373	**28 MENAI DRIVE**	**SINGLE STOREY REAR**
Valid 05/07/2019	**BIDDULPH**	**EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Design/visual impact;
- Neighbour amenity;
- Parking;
- Coal;

DESCRIPTION OF SITE

The application site is 28 Menai Drive Biddulph, a detached bungalow sitting within a wedge shaped plot of land at the end of the cul-de-sac. The dwelling benefits from off-road parking and external amenity space to both the front and rear of the house. Land levels at the rear of the house are fairly flat and hedgerow boundaries provide privacy to the rear garden. The dwelling is located within an established built-up residential area and, for the purposes of planning policy consideration, is located within the Biddulph Town Development Boundary. The site is also within a Coal Development High Risk Area. The property does not lie within any Conservation Area and there are no Listed Buildings or protected trees which need to be considered.

PROPOSAL

The application is for a single-storey rear extension which will allow the enlargement of an existing bedroom and the provision of a wc, utility room and conservatory. Although the floor plans label part of the extension as a conservatory it is not the standard frame above a dwarf wall type of structure, this part of the extension would have patio doors and a centrally positioned roof lantern. Other parts of the roof would be of a hip design. The use of matching tiles and brickwork is proposed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS5b	Biddulph Area Strategy
SD1	Sustainable Use of Resources

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)
SS6	Biddulph Area Strategy (Limited)
SD1	Sustainable Use of Resources (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

78/06015/OLDDC	Erection of Double Garage. Approved.
86/00622/OLD	Extensions to form front porch, two bedrooms, conservatory and WC/ Approved.
13/00127/FUL	Erection of single-storey rear extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 16/08/2019.
Neighbour consultation period ends: 07/08/2019.

Public Comments: No representations received.

Biddulph Town Council: No representations received.

OFFICER COMMENTS

Principle of Development
The application site is located within the Biddulph Town Development Boundary where there is a presumption in favour of development subject to all other material planning considerations being satisfied. In this instance matters to consider include design, visual impact, neighbour amenity, parking and development within a high risk coal area.

Design/visual impact
The application dwelling has previously benefitted from planning approvals for domestic extensions; these include a single-storey side extension, front porch and single-storey rear extensions. This application proposes a single-storey rear extension. Planning permission is required for the proposed addition it as it links into a side extension resulting in additions wrapping around the corner of the house and spanning the full width of the dwelling. There are no issues in respect of the size of the proposed extension when compared to the existing building. Although the bungalow has previously been enlarged, the current proposal together with previous additions would not result in the original character of the dwelling being lost by virtue of overdevelopment. Part of the rear extension would have a flat roof (above the bedroom extension) as it infills a small recessed area between the conservatory and bathroom. The flat roof area is small and would not have any significant visual impact, this is a fairly simple development which fits with the style of the existing house. The rear garden area is secluded from wider view. The proposed use of matching tiles and brickwork is welcomed. For these reasons it is concluded that there are no design or visual impact objections.

Neighbour amenity
The proposed extension is to the rear of the dwelling. The positioning of the plot and surrounding residential dwellings means that the extension will not have any adverse neighbour amenity impact.

Parking
The scheme will not encroach upon any existing parking space. The scheme does not propose the addition of any more bedrooms which would have triggered consideration of Appendix 8 of the Local Plan (Submission Version).

Coal

The application site is located within a part of Biddulph that has been identified as a High Risk Coal Development Area and therefore there are coal mining features and hazards which need to be considered both within and surrounding the application site. A Coal Mining Risk Assessment would not be required for this application at the Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

CONCLUSION / PLANNING BALANCE

There are no 'in principle' objections to a domestic extension at 28 Menai Drive. For the reasons outlined above in the report it is concluded that the application raises no design, visual impact, neighbour amenity, parking or coal related objections. Conditional approval is recommended.

OFFICER RECOMMENDATION : Conditional approval with informative notes.

Case Officer: Lisa Jackson
Recommendation Date: 27/08/2019.

X

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council