DELEGATED DECISION REPORT

SMD/2019/0432	**110 HIGH LANE**	**SECOND STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION.**
Valid 16/07/2019	**BROWN EDGE**	
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Design/visual impact;
- Neighbour amenity;
- Parking;
- Protected trees;
- Coal development (High Risk Area);
- Drainage.

DESCRIPTION OF SITE

The application site is number 110 High Lane Brown Edge, a detached, two-storey, hipped roof dwelling fronting onto High Lane. There is off-road parking space to the front and side of the dwelling; to the rear of the house is a private garden area. Land levels within the site vary with the frontage of the site being the most noticeable. The drive rises in level from the road, the parking area set generally behind a roadside fronting, stone, retaining wall and substantial planting area. Land levels generally flatten out towards the rear boundary. The dwelling forms part of a linear roadside development with dwellings to the north-east and south-west.

For the purposes of planning policy consideration the application site is located within the Brown Edge Village Development Boundary. The site does not lie within a Conservation Area, is not a Listed Building and does not form part of any Listed Building setting. Planning records show that there is a protected Horse Chestnut tree to the western corner of the application site adjacent to the boundary with number 104 High Lane (property numbers jump from 104 to 110 on this side of the road). The site also lies within an area marked as a High Risk Coal Area.

PROPOSAL

Planning permission is sought for the erection of a first floor side extension and single storey rear extension. The fist floor side extension would be finished with an off-white render with red/brown brick quoins at the corners. The rear extension would have a gable shaped, shallow-pitched roof which would also be finished with render and brick quoins. The ground floor extension would provide a dining room, whilst the

first floor extension would provide two bedrooms (net gain of one bedroom due to the conversion of the existing third bedroom to an en-suite).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

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
NE1	Biodiversity and Geological Resources
T1	Development and Sustainable Transport

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.

<u>Emerging Policies</u>

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)
NE1	Biodiversity and Geological Resources (Moderate)
T1	Development and Sustainable Transport (Moderate)
Appendix 8	Parking Guidance

National Planning Policy Framework

Including sections;

2: Achieving sustainable development
6: Building a strong, competitive economy
9: Promoting sustainable transport
12: Achieving well-designed places
15: Conserving and enhancing the natural environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 23/08/2019.
Neighbour consultation period ends: 13/08/2019.

Public Comments: No representations received.

Brown Edge Parish Council: No objections.

Severn Trent Water: No objections to the application. The proposal has minimal impact on the public sewerage system therefore no drainage conditions are required. STW advise that there may be a public sewer located within the application site.

Staffordshire County Council Highways: No representations received.

Trees (SMDC): Verbal confirmation of no objections.

OFFICER COMMENTS

Principle of Development
For the purposes of planning policy consideration the application site is located within the Brown Edge Village Development Boundary. Core Strategy policy SS6a identifies Brown Edge as a 'larger village' within the Staffordshire Moorlands District. Policy SS6a outlines the types of development which can generally be supported within village areas, broadly identifying the requirement to retain/enhance the roles of villages as service centres, meeting housing and employment needs and ensuring the retention of each village's character. There is a clear presumption in favour of a range of development types but this is subject to other material planning considerations being satisfied. There are no 'in principal' objections to a domestic extension to this property however matters to consider include design, visual impact,

neighbour amenity, parking provision, protected trees, coal (high risk areas) and drainage.

Design/visual impact

There are no design concerns relating to either the first floor side extension or the ground floor rear extension. The side extension would be proportionate in its size when viewed against the existing house, particularly in respect of the principal elevation. Whilst the ridge height of the extension would match that of the existing house, the addition would have a secondary/subordinate relationship due to its narrow width and the setting back of the front wall. The original dwelling with its double height bay windows will retain its principal appearance. The side extension would project as far back as the main wall of the house and again would include feature brick quoins on the rear corner of the building. The use of matching render, brickwork, doors and windows is welcomed and will assist with tying the new development neatly with the old.

Neighbour amenity

There are no dwellings immediately to the south or rear (south-east) which would be affected by this proposal, this is due to the generous separation distances between the buildings. There is a neighbouring property to the north-east (112 High Lane) which is positioned close to the share boundary; it (112) has a first floor window within its side wall which is non-principal and is fitted with frosted glass. On the ground floor there are additional window openings, one of which appears to be a kitchen window. The proposed first floor side extension will not extend any further back than the rear wall of the existing house and therefore whilst it would be seen from the neighbour's window, it will not extend in front of it.

The proposed side extension would project beyond the front elevation of no.112. However, it would not appear to breach the 45 degree line from the centre of the nearest principal window in the front elevation. In addition to this number 112 is higher in level than the application site and it is noted that no neighbour objections have been received.

It is noted that the proposed new bedrooms would have windows within the front and rear elevations only, it would be reasonable to add a condition (in the event of planning permission being approved) to restrict any additional side facing windows; this would be in the interests of neighbour amenity. A distance of approximately 8m would exist between the rear extension and no 112 and therefore no other amenity impacts are anticipated.

Parking

There is off-road parking space to the front and side of the dwelling. None of the proposed additions would be built upon any current parking area. The development would see the dwelling extended to a four bed property and, in accordance with the Local Plan (Submission version) amenity standards (appendix 8) parking for three vehicles should be sought. The site visit confirmed that there would be sufficient space within the curtilage to allow three vehicles to park.

Protected trees

There is a protected Horse Chestnut tree within the western (roadside) corner of the application site. Discussions with the councils Arboricultural officer have confirmed that there are no objections to the application and no tree protection related conditions are required.

Coal

The application site is located within a part of Brown Edge 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.

Drainage

Severn Trent Water have no objections to the application, commenting that the proposal has minimal impact on the public sewerage system and that they do not require any drainage conditions. Severn Trent do state that there may be a public sewer located within the application site. In the event of planning permission being approved it would be appropriate to add an informative note reminding the applicant/developer of their responsibilities relating to development close to sewers.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that the application is approved subject to conditions including securing matching building materials and restricting any additional upper floor side windows.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson
Recommendation Date: 03/09/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council