DELEGATED DECISION REPORT

SMD/2019/0403 **Valid 01/08/2019**	**STONEHAVEN WHISTON EAVES LANE WHISTON**	**PROPOSED FIRST FLOOR EXTENSION OVER SINGLE STOREY GROUND FLOOR ACCOMODATION TO PROVIDE ADDITIONAL BEDROOMS FOR GRANDPARENTS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Design/visual impact;
- Neighbour amenity;
- Parking;
- Drainage;
- Coal risk area.

DESCRIPTION OF SITE

The application site is a dwelling known as Stonehaven, Whiston Eaves Lane, a two-storey, stone and render, detached dwelling sitting within a broadly triangular plot of land at the junction of Whiston Eaves Lane and Ashbourne Road. To the front of the dwelling is a parking and turning area, the plot is bounded by stones walls and mature hedgerows/trees. The dwelling is most visible from Whiston Eaves Lane however there are fleeting views of the property from the Ashbourne Road when travelling towards the east.

For the purposes of planning policy consideration the application site is located within the Whiston Village Development Boundary and a 'Development Low Risk Area (coal).' The application site does not form part of any Conservation Area and does not contain any Listed Buildings. In addition there are no protected trees to consider.

PROPOSAL

Permission is sought for the erection of a first-floor side extension to the northern side of the dwelling. The extension would be set back from the front wall of the house behind a small lean-to canopy roof, have a lower ridge line and a render finish. The plans indicate a concrete tile roof. Windows would be located within the front and rear walls. Internally the new accommodation would provide two new bedrooms and a bathroom. It is understood that the new accommodation would be

for relatives or the current occupiers but that the extensions would not create a separate dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6b	Smaller Villages Area Strategy
SD1	Sustainable Use of Resources
DC1	Design Considerations
T1	Development and Sustainable Transport

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)
SS9	Smaller Village Area Strategy (Limited)
SD1	Sustainable Use of Resources (Limited)
DC1	Design Considerations (Moderate)
T1	Development and Sustainable Transport (Moderate)
Appendix 8	Parking Guidance

Supplementary Planning Guidance

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

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

2: Achieving sustainable development

9: Promoting sustainable transport
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

87/00117/OLD	Site for dwelling. Refused.
03/00302/FUL	Extension to form double garage and conservatory. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 17/09/2019.
Neighbour consultation period ends: 05/09/2019.

Public Comments: No representations received.

Kingsley Parish Council: Recommend approval.

Severn Trent Water: As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development
The application site is located within the Whiston Village Development Boundary. Core Strategy policy SS6b identifies Whiston as a 'Smaller Village' and there are no 'in principle' objections to a domestic extension at this property. The site is not within the Green Belt and Core Strategy policy DC1 applies. Policy DC1 seeks to secure development proposals that are well-designed, respect the site and its surroundings and protect the amenity of the area (including residential amenity). It is noted that advice has been sought by the applicant prior to the application being submitted (reference PD/2019/0006).

Design/visual impact
It is recognised that this is a large extension, spanning the full width of the existing ground floor wing. In its favour is the fact that the roof ridge will be lower than the existing and the front wall of the extension will be set back from that of the existing house, linked with a shallow-pitched, sloping roof. The proposed extension is intended to be built using matching stonework and render; this is welcomed and visually will assist in tying the new development to the existing. The existing dwelling is large, having a rectangular shaped footprint. It is considered that in this case the extension would not be disproportionately harmful to the dwelling, the character of the existing building would not be lost and the original section would still be the

dominant feature. Due to the size of the garden the extension would not result in over development of the site.

The extension would be seen from the public domain. The open frontage of the property allows clear views of the house from Whiston Eaves Lane. To a lesser extent are views from Ashbourne Road where the plot is bounded by mature vegetation. Whilst it is large, the extension would not bring any visual harm to the area. The acceptable design (discussed above) together with boundary screening and the fact that the land levels within the site are lower than the roads, means that the extension would not be a prominent feature within the street scene. It is considered that whilst it is large, there is no demonstrable visual harm which would result in the application being rejected.

Neighbour amenity
There are no immediate neighbours which would be affected by the proposal.

Parking
There is off-road parking at the front of the house. A large area of hardstanding will accommodate many cars and is more than adequate for a 5 bed dwelling.

Drainage
Severn Trent Water does not object to the application, stating that 'as the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied'.

Coal
Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is considered reasonable to consider the surrounding area and any coal mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. 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.

Other Matters
This application is for a first floor side extension to provide further bedroom accommodation, it does not propose the creation of a separate dwelling. It is recommended that an informative note is added to the decision notice to remind the applicant that a separate planning permission would be required for the creation of a second dwelling.

CONCLUSION / PLANNING BALANCE

It is recommended that the application is approved subject to conditions and informative notes. There are no 'in principle' objections to the application. For the reasons outlined above it is considered that the proposal is acceptable in terms of design, visual impact, neighbour amenity, parking, drainage and the site does not lie within a High Risk Coal Development area.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 25/09/2019.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council