DELEGATED DECISION REPORT

SMD/2019/0400 **Valid 28/06/2019**	**71 CELLARHEAD ROAD** **CELLARHEAD**	**PROPOSED SIDE AND REAR SINGLE STOREY EXTENSION, ADDING A LOW MOBILITY ENTRANCE HALL AND KITCHEN DINER TO THE REAR OF THE PROPERTY** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

– Whether or not the proposal amounts to inappropriate development in the Green Belt
- The impact on the character and appearance of the area
- The impact on residential amenity

DESCRIPTION OF SITE

The site is on the southern edge of Cellarhead and comprises a semi-detached bungalow facing the A52 road to the north. The attached dwelling lies to the west side. A new build bungalow lies to the east side and the access is shared between the two dwellings. The bungalow is amongst a long row of dwellings facing the road and with open fields to the rear. The site is in the Green Belt. The boundary runs along the main road with the built-up part of the village within the development boundary, lying on the opposite side of the road, including a secondary school.

PROPOSAL

This is a full householder planning application for a single-storey side and rear extension. Amended plans were received to alter the roof-shape of the extension and to add a window onto the flank wall.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS6c Other Rural Areas Area Strategy
DC1 Design Considerations

National Planning Policy Framework (February 2019)

Sections 12 (Design) and 13 (Green Belts)

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:

SS10 Other Rural Areas Strategy
DC1 Design Considerations

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 14.8.19
Neighbour consultation period ends: 14.8.19
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No adverse comments.

Severn Trent Water

No objection.

OFFICER COMMENTS

Although the rear part of the extension appears quite large, large rear extensions can be added to the bungalow under permitted development under some circumstances. In any case, I do not consider the extensions would represent a disproportionate enlargement of the original dwelling which has not been previously extended, especially as although the floorspace may seem large, the height of the extension is significantly smaller than the main dwelling and the form, width, depth and siting are considered to not be out of proportion with the dimensions of the existing dwelling.

The extensions would appear subservient to the dwelling and would not harm the design and appearance of the existing dwelling and have a roof shape and form which respects that of the existing dwelling. The front door would face the road whereas the existing door is at the side. As the new bungalow also has a front-

facing door then I consider this would not be out of keeping with the area and helps the primary elevation to address the road in front.

The extensions would not break any 45 degree lines measured from the mid-point of the rear windows of either of the adjacent dwellings and therefore the scheme would not lead to a harmful loss of light to either property. There are also no side windows on the new detached bungalow facing the proposed extensions. There are side-facing windows but the one facing the garden of the attached bungalow can have obscured glazing inserted to reduce the scope for overlooking as this is a secondary window.

Conclusion

The proposed extension would not represent a disproportionate enlargement of the original dwelling and therefore does not amount to inappropriate development in the Green Belt. It would not harm the character and appearance of the area or the residential amenities of the neighbours. It would comply with the Core Strategy policies and NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 30.9.19

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council