DELEGATED DECISION REPORT

SMD/2019/0285	**BEECHCROFT GLEBE**	**TWO STOREY SIDE**
Valid 06/08/2019	**ROAD**	**EXTENSION AND SINGLE**
	KINGSLEY	**STOREY REAR EXTENSION.**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

Beechcroft is a detached two storey dwellinghouse located within the Kingsley Village Development Boundary. The dwellinghouse is characteristic of the Staffordshire Moorlands vernacular and comprises of a red brick built dwellinghouse with a two storey rear outrigger. The plot is sandwiched between Glebe Road to the east and Johnson Crescent to the west. Properties within the vicinity of the site vary in type, age and architectural appearance.

PROPOSAL

Approval is sought for the construction of a two storey rear extension and single storey rear extension.

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
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, it 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

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 30.09.2019
Neighbour consultation period ends: 02.09.2019
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No objection.

Severn Trent Water

No objections to the proposal and do not require a drainage condition to be applied.

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.

In accordance with policies SS1 and SS1a of the Staffordshire Moorlands Core Strategy the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing the environment. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

The application site is located within the Kingsley Village Development Boundary. Core Strategy 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

Policy DC1 refers to design and states that all new development should be of a high quality and designed to add value to the area and to respect the site and its surroundings. New development should be promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extension should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of size and massing.

The host dwelling comprises a two storey dwellinghouse with a two storey outrigger to the rear and a single storey lean to rear porch. The dwellinghouse is orientated to front onto Johnson Crescent. Vehicular access is provided to the east of the site via Glebe Road, which is an unmade track that serves other residential properties to the north and Edelweiss to the south of the application site.

Prominent public vantage points of the application site are to the west.

The proposed two storey extension is to extend in line with the southern (side) elevation of the dwellinghouse and the eastern (rear) elevation of the dwellinghouse, and would serve to 'square off' the south eastern corner of the property. The extension has been designed to create a rear gable to reflect the character and form of the existing gable to the north of the proposed extension. A single storey extension is proposed to extend beyond the proposed two storey extension and would extend the full width of the dwellinghouse. A mono-pitched roof is proposed and an eaves level of 1.6m is proposed in order to enable to roof pitch to match that of the host dwelling. External building materials are to match the existing.

The Council sought to amend the scheme in order to step the proposed two storey extension in from the south elevation in order to provide a visual break, avoiding a

visually poor standard of design where the old and new materials would tie. The applicant did not wish to submit amended plans on the grounds that their intention is to re-use bricks from the existing site, therefore achieving an appropriate match. This can be secured by condition.

Views of the extension would be limited to views from Glebe Road to the east of the application site and as such the development would not be visually prominent from the predominant vantage point to the west. The built form of development within reasonable proximity to the application is varied and as such the host dwelling does not form part of a uniform group and furthermore does not relate architecturally to neighbouring properties to the north, south or west of the application site. Taking account of these factors it is not considered that the extension as submitted would appear significantly incongruous to substantiate refusal of this application.

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.

The application site is bound by no.10 Glebe Road to the north and Edelweiss to the south. Due to the position and relative proximity of the proposed extension, it is not considered that the development would result in undue harm to the amenity of no.10 Glebe Road. A principal ground floor window to a lounge is proposed with in the south elevation. A secondary bedroom window is proposed at first floor level within the south elevation. A separation distance of 14m exists between the side elevation of the host dwelling and the effected elevation of this neighbouring property.

Windows located within the north elevation of Edelweiss serve a hallway and wc at ground floor and a secondary bedroom window at first floor. An established mature hedge serves the site boundary. It is not considered that the proposed bi-fold / French doors to the ground floor would serve to result in an unacceptable loss of privacy. However, the proposed first floor bedroom window does cause some concern due to the proximity of the window relative to the neighbouring window, albeit being on an oblique angle. As this window is to serve as a secondary window and the principal window located on the rear east facing elevation would remain unaffected it is considered reasonable to require this window to be obscure glazed.

Subject to an appropriately worded condition it is considered that this application sufficiently achieves an acceptable standard of amenity.

Highway Safety

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. The proposed extension would provide one additional bedroom. Vehicular access to the site is provided to the rear and appropriate on-site parking provision exists to serve the intensification of the site.

CONCLUSION / PLANNING BALANCE

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

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 01.10.2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council