DELEGATED DECISION REPORT

SMD/2019/0300 **Valid 10/05/2019**	**96 CAVERSWALL ROAD** **BLYTHE BRIDGE**	**KITCHEN EXTENSION & LINK BETWEEN GARAGE & HOUSE WITH ALTERATIONS TO EXISTING GARAGE ROOF.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

96 Caversall Road is a two storey semi-detached property located within the Blythe Bridge and Forsbrook Village Development Boundary. The site is positioned on the southern side of the highway and benefits from a single storey double garage that sits within the south western corner of the plot. On-site parking for up two vehicles is provided forward of the garage and serves to occupy the north western corner of the plot. The immediate area has a varied streetscene character.

PROPOSAL

This application initially sought approval for a single storey side and rear extension that would serve as a link to an existing double garage. The initial scheme also sought to increase the height of the existing garage in order to provide a first floor hobby room. Amended plans have been submitted during the course of the application which superseded those first submitted.

The amended scheme proposes the construction of a single storey side and rear extension to the dwellinghouse and for the demolition of the existing detached double garage and construction of a detached single storey store and w.c.

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

96/00425/OLD Detached garage
Approved

CONSULTATIONS

Publicity

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

Public Comments

No comments received.

Town / Parish Comments

Objection. The parish Council feel that this is overdevelopment.

Staffordshire County Council Highways

No comments received.

Severn Trent Water

No objection.

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.

The presumption in favour of sustainable development is reflected at Core Strategy (CS) policy SS1, where it outlines the Council's expectation for all new development to make a positive contribution towards the sustainability of the Staffordshire Moorlands. CS policy SS1a states that the Council will work proactively with applicants in order to secure development that improves the economic, social and environmental circumstances of the area.

The application site is located within the Blythe Bridge and Forsbrook Village Development Boundary. CS 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 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 extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The amendments made to the scheme significantly reduce the level of built development on the plot, compared to the existing site circumstances and to the level of development initially proposed.

The proposed single storey side and rear extension has been designed to respect the scale and proportions of the host dwelling. Due to its position relative to the host dwelling and its location adjacent to the rear boundary wall and established mature hedge it is not considered that the extension would appear visually prominent from the public highway to the front of the site. The proposed single storey store is to be

positioned adjacent to the south west site boundaries and will utilise part of the existing garage structure to the north, south and western elevations. A mon-pitched roof is proposed that would slope upwards from east to west. Accordingly the highest part of the roof would sit adjacent to the shared site boundary, which is also bound by an existing outbuilding to no.94 to the west.

External building materials to match the existing dwellinghouse are considered to be acceptable.

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.98 Caverswall Road to the south east, no.88 Caverswall Road to the south and no.94 Caverswall Road to the north west. Baring in mind the separation distances involved, level of boundary treatment and siting of the proposed development relative to neighbouring structures it is not considered that the proposed development would cause injury to residential amenity.

Highway Safety

The proposed development would not result in the provision of additional bedroom accommodation; it would however result in the loss of the garage accommodation and associated parking contained within it. Existing on-site parking for two vehicles forward of the garage is to be retained. No conditions exist on the 1996 consent for the garage that require the garage to be used solely for parking. No comments have been received from Staffordshire County Council Highways and as such it is not considered that the proposed development is likely to result in harm to highway safety.

CONCLUSION / PLANNING BALANCE

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

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 02.10.2019

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council