**DELEGATED DECISION REPORT**

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| **SMD/2019/0458** | **2 FIRWOOD ROAD** | **PROPOSED SINGLE STOREY** |
| **Valid 05/08/2019** | **BIDDULPH** | **REAR EXTENSION** |
| | | **(FULL - HOUSEHOLDER)** |

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## MAIN ISSUES

- The impact on the character and appearance of the area
- The impact on residential amenity

## DESCRIPTION OF SITE

The site is within the development boundary of Biddulph and lies to the east of the town centre on a modern housing estate. It comprises a detached bungalow which faces Firwood Road cul-de-sac to the north, one of a row of similar bungalows all facing the road. The junction with Pennine Way is adjacent to the neighbouring bungalow to the west. There are detached houses to the rear of the site lying perpendicular to the rear boundary.

## PROPOSAL

This is a full householder planning application for a single-storey rear extension which would span the whole of the original rear wall (and replace a utility addition) by 5.0 metres and the gable ended roof would be continued along over it, giving a height of 5.0 metres. It would encroach into the existing detached side garage, which would be retained although reduced in size.

## RELEVANT LOCAL AND NATIONAL PLANNING POLICIES
**Core Strategy Development Plan Document (Adopted 2014)**

DC1 Design Considerations

**National Planning Policy Framework (February 2019)**

Sections 12 (Design).

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:

DC1 Design Considerations

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None.

**CONSULTATIONS**

**Publicity**

Site Notice expiry date: 18.9.19
Neighbour consultation period ends: 18.9.19
Press Advert: N/A

**Public Comments**

None.

**Town / Parish Comments**

No adverse comments.

**Severn Trent Water**

No objection.

**OFFICER COMMENTS**

The extension would effectively elongate the bungalow towards the rear and replicate its design including roof form. One of the other similar bungalows further along this side of Firwood Road has a similar extension. It would therefore harmonise with the design, appearance and form of the bungalow and would be well screened from the road with doors, windows and the retention of the garage helping to break up long flank elevations.

The row of bungalows is in a staggered formation resulting in the bungalow to the east side being set considerably more rearward than the bungalow on site. The proposed rear extension would not therefore encroach any more rearward than the rear wall of the neighbouring bungalow and therefore would not impact on its light provision as the bungalows do not have primary windows on the side elevations. The bungalow to the west side is already well screened by the garage on the side boundary to the rear of the current rear wall and as this would be retained, the extension would have no impact on the light provision to the other bungalow. The boundary screening is such that the proposed rear bi-fold doors would not lead to any increased overlooking into other properties including the ones at the rear which are a considerable distance away at the end of the long rear garden.

**Conclusion**

The proposed extension would not harm the visual or residential amenities of the area and therefore complies with the Core Strategy policies and NPPF.

**OFFICER RECOMMENDATION : APPROVE**

**Case Officer: Chris Johnston**
**Recommendation Date: 4.10.19**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**