DELEGATED DECISION REPORT

SMD/2019/0494	**6 ST EDWARDS ROAD**	**PROPOSED FRONT SINGLE**
Valid 12/08/2019	**CHEDDLETON**	**STOREY EXTENSION.**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour Amenity
- Access and Parking

DESCRIPTION OF SITE

The application relates to a semi-detached two storey property situated on the north side of St Edward's Road, Cheddleton within a row of similar semi-detached properties with neighbouring properties also located to the opposite side of St Edward's Road and to the rear on Sneyd Close. The site is within the Development Boundary of Cheddleton.

PROPOSAL

The proposal is for a single storey extension to the front of the property. A similar application for a single storey front extension has been submitted concurrently by the occupier of the attached neighbouring property, No. 8 St Edward's Road (ref. SMD/2019/0495). The proposal will extend forward of the existing kitchen infilling the area between the attached garage and the boundary with the attached neighbour No. 8. The extension will have a pitched roof and this will extend over the existing flat roofed garage and the extension will join onto the front extension proposed by the neighbouring property. The extension will be constructed in facing bricks and concrete interlocking tiles with two roof lights.

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
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
SS1a - Presumption in favour of sustainable development
SS2 - Settlement Hierarchy
DC1 - Design Considerations
SD1 – Sustainable Use of Resources
T1 - Development and Sustainable Transport

National Planning Policy Framework

Paragraph 11 – Presumption in Favour of Sustainable Development
Section 2 - Achieving Sustainable Development
Section 4 – Decision making
Section 9 – Promoting Sustainable Transport
Section 12 – Achieving well designed places

Other Material Considerations

Staffordshire Moorlands Space About Dwellings Supplementary Planning Guidance (SPG)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0495 – Proposed front single storey extension (No. 8 St Edwards Road) – Pending.

CONSULTATIONS

Publicity

Site Notice expiry date: 24/09/2019
Neighbour consultation period ends: 04/09/2019
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Cheddleton Parish Council – No objection.

Staffordshire County Council Highways

No objections. Parking provision - whilst the proposals re-purpose the existing garage this leaves two suitable parking spaces on the site frontage which meet the requirements for a 3 bed dwelling.

Severn Trent Water

No objection.

OFFICER COMMENTS

Principle of Development

The application site is situated within the defined settlement boundary as shown on the adopted Proposals Map and is not constrained by any sensitive statutory land use planning policies. It is therefore considered that the principle of development is acceptable subject to compliance with national and local planning policies.

Design

Policy SS1 of the Staffordshire Moorlands adopted Core Strategy promotes development which maintains the distinctive character and Staffordshire Moorlands, its individual town and villages and their setting.

Policy SS1a reflects the overall objective of the National Planning Policy Framework (NPPF) of taking a positive approach that reflects the presumption in favour of sustainable development.

Policy DC1 sets out a list of criteria that new development should meet to ensure good design. Development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and should be designed to respect the site and its surroundings.

The proposed extension would extend side ways from the existing garage to the side boundary and would not extend beyond the front building line of the garage. The new pitched roof over the garage is considered to be a visual improvement to the existing flat roofed design. The extension will extend up to the boundary with the attached neighbouring property and join onto the neighbour's proposed extension with the new pitched roof continuing across. The proposal will therefore harmonise with the extension proposed to the neighbouring property. There is evidence of similar front extensions to properties elsewhere on this road including at Nos. 14 and 16 and the proposal is in keeping with the character of the street scene. Materials used in construction would match the existing building and this can be ensured by means of a condition.

Overall the scale and design of the development complies with the principles set out within policies SS1, SS1a and DC1 of the adopted Core Strategy and is sustainable development in accordance with the relevant paragraphs of the NPPF.

Neighbour amenity

Policy DC1 of the adopted core strategy states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

In relation to the impact on the neighbouring property to the east, No. 4 St Edwards Road, this property is on slightly lower ground than the application site but it does not contain any principal windows to the side elevation facing towards the site and the addition of the proposed pitched roof over the garage would not cause significant overshadowing of this neighbour.

It is considered that the extension should be jointly constructed and completed at the same time as the proposed extension to the attached neighbouring property. If this were not to be the case, then it is likely that the extension would have an overshadowing impact and tunnelling effect on the neighbour's kitchen window which would be immediately adjacent to the side wall of the proposed extension. Subject to a condition requiring the extensions to be constructed at the same time, it is considered that the attached neighbouring property would not be adversely affected.

As such the application accords with Policy DC1 in this respect.

Highway safety

The dwelling will continue to be served by a driveway to the front which has sufficient space for two vehicles to park clear of the highway. This is considered sufficient for a 3 bedroom property. Accordingly it is considered that the proposed development would have no adverse impacts upon parking or highway safety generally and the proposals comply with policy T1 of the adopted Core Strategy.

CONCLUSION / PLANNING BALANCE

The application site is not located within any sensitive land use designation and is situated within the settlement boundary. The principle of development is therefore considered acceptable.

The proposed development is considered to reflect the principles of good design and will not have any adverse impacts upon the residential amenity of neighbouring properties or highway safety, thereby complying with policies SS1, SS1a, DC1, and T1 of the adopted Core Strategy.

There have been no objections received from statutory consultees or neighbouring occupiers.

The application is therefore considered to accord with relevant policies contained within the local development plan and is sustainable development. In line with paragraph 11 of the NPPF this application should be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Mark Ollerenshaw
Recommendation Date: 07/10/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council