**DELEGATED DECISION REPORT**

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| **SMD/2019/0526** | **10 ROYCE AVENUE** | **PROPOSED REPLACMENT ROOF OVER GARAGE WITH INTERNAL ALTERATIONS** |
| **Valid 28/08/2019** | **BIDDULPH** | **(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 south of the town centre on a 1960s/1970s housing estate. It comprises a semi-detached dormer dwelling facing the end of Royce Close, a cul-de-sac to the south-west with the adjoining dwelling to the north-west site. A row of bungalows facing the road lie to the south-east side. There are other dwelling to the rear (to the north-east).

## PROPOSAL

This is a full householder application for the addition of a pitched roof on top of a flat-roofed garage and dining room attached to the side wall of the house and which form a side wing to the house. The roof would be a fully-hipped lean-to design. It would cover the entire garage and dining room wing but not the open porch/canopy area to the front of it. There are other works shown on the drawings including the conversion of the garage into a dining room and store and also the revision of an existing first-floor side window into the gable wall. Those works do not require planning permission.

## RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

### Core Strategy Development Plan Document (Adopted 2014)

DC1 Design Considerations

### Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

*Emerging Policies*

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 currently the subject of public consultation. 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

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

Sections 12 (Design).

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None.

**CONSULTATIONS**
**Publicity**

Site Notice expiry date: 23.10.19
Neighbour consultation period ends: 23.10.19
Press Advert: N/A

**Public Comments**

None.

**Town / Parish Comments**

No objection.

**Severn Trent**

No objection.

**OFFICER COMMENTS**

The proposed roof would improve the appearance of the side wing of the house and would not detract harmfully from the overall character and appearance of the house. The character and appearance of the surrounding area would also therefore not be harmed. Although there are nearby windows on the side wall of the neighbouring bungalow, the roof would slope away from the windows and is not of a scale to affect the light entering those windows. The only windows to be added to the development would comprise two high level rooflights which would not lead to any harmful overlooking of neighbouring properties.

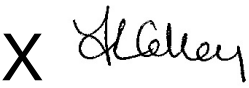
Although the proposal would lead to the loss of the garage, there is off-road parking for at least two cars on the driveway and this amounts to adequate parking provision for the dwelling.

**CONCLUSION / PLANNING BALANCE**

The proposal would not harm the visual or residential amenities of the area. It would comply with the Council's Core Strategy and government planning guidance in the NPPF.

**OFFICER RECOMMENDATION : APPROVE**

**Case Officer: Chris Johnston**
**Recommendation Date: 23.10.19**

X 

Signed by: JaneC

**On behalf of Staffordshire Moorlands District Council**