DELEGATED DECISION REPORT

SMD/2019/0493	**11 ASH GROVE**	**SINGLE STOREY SIDE &**
Valid 12/08/2019	**WERRINGTON**	**REAR EXTENSION.**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The site is located within the development boundary of Werrington and comprises a semi-detached dwellinghouse which is one of a row of similar dwellings either side of the site facing Ash Grove cul-de-sac to the north-east. The access road to Ash Hall nursing home lies to the rear (south-west).

PROPOSAL

This is a full householder application for a revised "wraparound" single-storey extension scheme which would be to the side and rear of the house. Planning permission was granted last year for an extension which would project 3.3 metres from the rear wall (but not spanning the whole width of the house) and 3.0 metres from the side wall and which would also project forward 2.2 metres beyond the of the front wall of the house to provide a garage.

The revised scheme with this new application would have the same rear projection but would not project forward to form a garage. The side projection would be set back behind the front wall of the house. However, this part would also project 0.3 metres further from the side wall, leaving a smaller gap next to the side boundary. The rear-facing gable has been retained but with a contemporary fully glazed rear wall instead of a standard window.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Development Plant Core Strategy Document (2014)

DC1 – Design Considerations

NPPF (Revised July 2018)

Sections 12 (Design)

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 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

SMD/2018/0417: Previous extension scheme. Approved.

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

None.

OFFICER COMMENTS

The revised proposal would have less of a visual impact when viewed from the street as it would be set back behind the front wall of the house and not project in front of it. The overall scheme would not detract harmfully with the character and appearance of the dwelling. The blank front lean-to wall would perhaps benefit from the addition of a small window but as most of this wall would be screened behind an existing fence, this would not be necessary. Furthermore, the inverted dormer feature to the side elevation around the side window is not desirable in design terms. However, it is not highly visible within the street scene and a previous approval contained this feature. Arguably the alternative, which would be a shallower pitch would be even less desirable due to not reflecting the pitch of the main house and need to use a different, non-matching tile. On this basis it is not considered that a refusal on design grounds could be sustained.

With regard to residential amenity, the extension, despite projecting 0.3 meters further towards the neighbouring dwelling, in relation to the previous approved scheme, would not break any 45 degree lines measured from the nearest primary windows of neighbouring houses. The nearest rear window to the extension at a neighbouring property is a garage window at No.13. There are no primary side windows at this property. There are no dwellings to the rear of the site and the large glazed rear elevation of the extension would not give rise to any intrusion on other properties. The revised proposal would therefore not lead to any significant loss of light affecting the neighbours or any other harms to residential amenity including privacy.

The extension would not occupy any existing parking spaces to the side of the house. Two parking spaces would be maintained to the front of the fence and this is adequate for the size of property.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the character and appearance of the area or residential amenity and therefore complies with the Council's Core Strategy and the government planning guidance in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 24.10.19

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council