DELEGATED DECISION REPORT

SMD/2019/0558	**151 TUNSTALL ROAD**	**PROPOSED TWO STOREY**
Valid 11/09/2019	**KNYPERSLEY**	**SIDE/REAR EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES
Impact of the proposed development on the character and appearance of the area and the amenity of adjacent neighbours.

DESCRIPTION OF SITE
Pre war housing development in Knypersley within the Biddulph Town Area. The dwellings are predominantly pre war with red brick, rendered panels, gabled bay windows, hipped roofs and chimney stacks. Along Tunstall Road the dwellings are semi detached while behind the applicant's they are larger detached dwellings. As a corner plot dwelling, the applicant's, like the adjacent property on the other side of Crossfield Avenue, has an interesting gable column that is placed right on the corner of the dwelling.

The side and rear of the applicant's dwelling is very exposed from Crossfield Avenue and Tunstall road where a simple close boarded fence provides the plot boundary.

PROPOSAL
Two storey addition that would attach to the side and rear of the dwelling extending from the side elevation and rear, wrapping around the far rear corner of the dwelling. The enlargements would adjoin the existing hipped roof with gables and full pitches. A ground floor bi fold window would be provided across the width of the rear elevation.

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
SS5b Biddulph Area Strategy
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 was the subject of public consultation between 18th September 2019 and 31st October 2019. The schedule consisted of modifications that the Inspector has so far deemed necessary to make the Local Plan sound. Following the consultation, the Inspector is expected to consider the responses before issuing his final report. Depending on the recommendations in the report, the Council may then be in a position to adopt the Local Plan.

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 (Moderate)
SS1a Presumption in Favour of Sustainable Development (Significant)
SD1 Sustainable Use of Resources (Limited)
SS6 Biddulph Area Strategy (Limited)
DC1 Design Considerations (Moderate)

National Planning Policy Framework
2: Achieving sustainable development
12: Achieving well-designed places.

Staffordshire Moorlands Design Guide 2018

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS
Publicity
Site Notice expiry date: 6/11/2019
Neighbour consultation period ends: 2nd October 2019
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Biddulph Town Council: No adverse comments

Severn Trent Water
No objection. Minimal impact on public sewer

OFFICER COMMENTS

Principle of Development
The site is located within the settlement of Biddulph Town where area strategy SS5b applies, well designed householder development that does not harm the character and appearance of the area or the amenity of neighbours would be and acceptable in principle. Accordingly the general principle of development is considered to be acceptable subject to compliance with design and amenity considerations.

Design

The National Planning Policy Framework places great importance on the design of the built environment, in particular paragraph 130 clarifies that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area.

The SMDC design guide, adopted SPD on the 21st Feb 2018, requires all extensions to harmonise with the parent building, respect the dominance of the original building and be subordinate to it in terms of its size and massing; and contemporary extensions need to be handled carefully, responding to scale and character of the host building. Policy DC1 of the Core Strategy requires that all developments shall be well-designed and reinforce local distinctiveness by positively contributing to, and complementing the character and heritage of, an area. Development should be of a high quality, adding to the value of a local area, be designed to respect the site and

its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscape, character and appearance.

The two storey extension would dominate the side and rear elevation of the parent building with wide gables and full pitched roofs that do not relate well or compliment the existing hipped roof arrangement. From the rear and side, the enlargement would proportionately have the appearance of doubling the size of the dwelling dominating its side and rear elevation. Brick chimney stacks, integral to the character of the applicant's dwelling, would be removed. Wide bi folding patio doors that span the full width of the rear elevation would relate poorly to the arrangement of the windows on the character properties.

The poorly designed extensions would be exposed and prominent in the street scene apparent above the side boundary, an odd building form appearing with considerable mass, conspicuously between relatively unspoilt pre war character properties. This would not reinforce local distinctiveness it would be harmful to it , to the detriment of a quality and attractive area on approach to Biddulph Town centre. The development would be contrary to Policy DC1 of the development plan and adopted Design Guide and cannot be accepted as sustainable development.

Amenity
Separation distances between the proposed and neighbours windows would not be substandard. A horizontal 45 degree line from the rear of the adjoining neighbour's ground floor windows would not be breached. The property would retain ample garden/amenity space. Accordingly it is considered that the development would not harm the amenities of the adjoining neighbour.

Highway Safety
Parking provision would not be affected and bedroom numbers would not be increased. There is no issue here.

CONCLUSION / PLANNING BALANCE
The extensions would not be well designed and would be harmful to the character and appearance of the area. The development does not comprise sustianbale development and fails to comply with the relevant development plan policy and the NPPF.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst
Recommendation Date: 06/11/2019

X 

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council