DELEGATED DECISION REPORT

SMD/2019/0227	**20 MEADOW WAY**	**REAR EXTENSION**
Valid 06/05/2019	**UPPER TEAN**	
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance;
- amenity

DESCRIPTION OF SITE

20 Meadow Way forms part of a linear form of development that runs along the northern side of a residential cul-de-sac. The cul-de-sac is characterised by link attached bungalows of a similar ilk with off-street parking to the front and enclosed gardens to the rear. The site falls within the Upper Tean Village Development Boundary and is bound by residential properties to the north, east and west. The highway that serves Meadow Way bounds the site to the south with open countryside beyond.

PROPOSAL

Planning approval is sought for the construction of a single storey rear extension.

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
SS6 Rural Areas
SS6a Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12

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 will now be held this Autumn 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. At this point, Upon adoption, it 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:

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired
Neighbour consultation period ends: 06.06.2019
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Staffordshire County Council Highways

None.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

The presumption in favour of sustainable development is reflected at Core Strategy (CS) policy SS1, where it outlines the Council's expectation for all new development to make a positive contribution towards the sustainability of the Staffordshire Moorlands. CS policy SS1a states that the Council will work proactively with applicants in order to secure development that improves the economic, social and environmental circumstances of the area.

The application site is located within the Upper Tean Village Development Boundary. CS policy SS6a relates to the larger villages area strategy and supports development which is appropriate to the needs, capacity and character of the settlement.

The principle of development is considered to be acceptable.

Design

The application dwelling is a single storey bungalow, commensurate in scale and form to neighbouring properties within the ribbon. The dwellinghouse currently benefits from a single storey rear conservatory extension that is to be demolished in order to facilitate the proposed development. Approval is sought for a single mono-pitched extension that is to project 4m beyond the rear elevation. The extension is to extend the full width of the bungalow and as such will measure 6m in width. A maximum height of 2.5m is proposed and an eaves level of 2.2m is to be achieved.

External building materials are to comprise of facing brickwork and roofing materials are to be of a similar appearance to those used on the existing house.

Subject to a condition to ensure that the facing brickwork matches that of the host dwelling, the scale and proportions of the extension are considered to be acceptable. A site visit confirmed that a number of properties on Meadow Way benefit from single storey rear extensions of a similar scale to that proposed without resulting in undue harm to the character or appearance of the host plot or wider streetscene. it is therefore considered that this application sufficiently accords with policy DC1 of the Staffordshire Moorlands Core Strategy and Chapter 12 of the National Planning Policy Framework.

Amenity

The application site is bound by no.18 Meadow Way to the east, no 22 Meadow Way to the west and no's.24 and 26 Riverside Road to the north. Circa 26m exists between the rear elevation of the host dwelling and neighbouring properties to the north. Taking account of the distances involved, boundary treatment and the single storey nature of the proposed development, it is not considered that the development would result in undue harm to the amenity of these neighbouring properties.

The proposed extension would extend adjacent to the eastern site boundary. The boundary is served by a timber fence. The neighbouring garage also serves to separate the host dwelling from this neighbouring dwelling. Properties are stepped and as such the rear elevation of this neighbouring dwellinghouse is set further to the north than the host dwelling. Baring these factors in mind it is not considered that the

proposed extension would result in significant harm to the amenity of no.18 Meadow Way.

The host garage serves to separate the application dwelling and no.22 Meadow Way, as such a distance of 2m would remain between the proposed extension and the west site boundary, which is served by a timber fence. This neighbouring property also benefits from a flat roof single storey rear extension of similar dimensions proposed. It is not considered that the proposed extension would impact unduly on the amenity of this neighbouring property.

For the reasons outlined, it is considered that this application sufficiently accords with CS policy DC1 which seeks to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Highway Safety

The proposed development would not result in the provision of additional bedroom accommodation. Nevertheless, the site is served with off-street parking for up to 3no. vehicles. No comments have been received from the highway authority. This application is considered to accord with CS policy DC1 which seeks to achieve parking appropriate to the development.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the policies contained in the Staffordshire Moorlands Core Strategy and National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 13.09.2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council