DELEGATED DECISION REPORT

SMD/2019/0609	**46 PARKLANDS ROAD**	**TWO STOREY SIDE**
Valid 03/10/2019	**UPPER TEAN**	**EXTENSION.**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- design
- neighbour amenity

DESCRIPTION OF SITE

Link detached two storey modern 20th C dwelling in brick with panel insert cladding to upper front elevation and pan tile roof. Estate of similar and variations. No.44 to NE side appears to have been identical but recently extended. No.48 to SW is a bungalow.

PROPOSAL

Two storey side extension in brick to width 3m. Although the plans show a panel insert to replicate the original dwelling at first floor front, in discussion with the applicant it is proposed to adopt brick entirely for the extension and omit the insert.

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
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Local Plan Submission Version (February 2018)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6a Larger Villages Area Strategy
DC1 Design Considerations
H1 New Housing Development
T1 Development and Sustainable Transport

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 was held in November 2018 to determine whether the Local Plan is sound and legally compliant. Main modification have been the subject of recent public consultation, with additional hearing sessions scheduled for early February. Once adopted, it 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. Where reference is made in this report to any emerging policies the level of outstanding objections to each policy will be noted and recommendation made as to the amount of weight to be given to the policies 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.

National Planning Policy Framework July 2018
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None at the application property but see 11/00913/FUL for No. 44 where a 2011 refusal was allowed on appeal for a two storey side extension.

CONSULTATIONS

Publicity
Site Notice expiry date: 26th November 2011
Neighbour consultation period ends: 28th October 2019
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Checkley Parish Council – No comments received.

Severn Trent Water
Minimal impact on the public sewer network therefore no objection and no requirement for a drainage condition. Add advisory re potential for public sewer within the site.

Staffordshire County Council Highways
No objections subject to conditions.

OFFICER COMMENTS

Principle of Development

Within the Upper Tean Larger Village Development Boundary therefore in principle development is acceptable in principle.

Design

The proposal aims to replicate the design of the original building. It does not however adopt the Council's usual required recessing and setting down to make it subordinate to the original building. There are two points to consider. Firstly, the allowed appeal at No.44 was in response to a refusal based on design in which the decision notice referred to the scheme not having "a clear secondary appearance" and other factors including an awkward roof layout which doesn't arise here.

Secondly, the front facade is notable for having a corner projecting pillar structure at each end. The wall is otherwise recessed relative to these. The extension would adopt the same form. This can be seen as a successful approach in this case and subordination of the structure may not readily be achieved at the same time as keeping this design.

At 3m in width the linear proportions work well against the original house length of 6.6m.

Omitting the panel insert, which woud be in white upvc, in the extension is the same approach as in the allowed appeal at No. 44. It also deals with an awkward abutment with the original house at first floor where there is brick which would be flush with the panel.

Overall it is considered that the extension would relate well to the host dwelling and would not harm the street scene.

Amenity

There are no direct facing dwellings front or back so no neighbour amenity conflicts in those directions. As a side elevation with only a door at ground floor and no other

openings the extended gable presents no privacy conflicts with the adjacent bungalow property at No.48. There is a secondary window in the side elevation of no.48 and the gap to the application property would be reduced from c.6.5m to c.3.5m but this does not breach any specific criteria of the Council's adopted Space About Dwellings guidance. Moreover the extension would be positioned to align with the existing front and rear walls, and would not project beyond the rear elevation of number 48. Being positioned to the east of the neighbour will ensure that daylight would not reduced to an unacceptable level. Accordingly, the proposed extension is judged not over-bearing.

Highway Safety
Despite the extension, there would be no increase in the overall number of bedrooms at the property and therefore no additional demand for off road car parking. The existing garage would be retained along with a parking space on the driveway. Although the highway authority has requested conditions requiring a bound surface to the driveway and a parking area to be provided, this is not considered to be a reasonable condition as there would be no requirement for additional parking. Accordingly it is considered that there would be no harm to highway safety or the operation of the adjacent highway. With no Highway Authority objection the scheme is found acceptable in highways terms.

CONCLUSION / PLANNING BALANCE
In consideration of all of the above the scheme is found acceptable. The extension would have no adverse impact on visual amenity, residential amenity or highway safety. It is therefore recommended that planning permission be granted.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 27th November 2019

X

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council