DELEGATED DECISION REPORT

SMD/2019/0598 **Valid 08/10/2019**	**24 CAVERSWALL ROAD** **BLYTHE BRIDGE**	**PROPOSED LEAN-TO ROOF OVER EXISTING PORCH AND STUDY TO FRONT AND LIFTING EXISTING BALCONY TO SIDE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity;
- Parking;
- Drainage;
- Coal

DESCRIPTION OF SITE

The application site is a two-storey, detached dwelling known as number 24 Caverswall Road Blythe Bridge. The dwelling sits within a generously sized plot of land and is set back from the highway behind a good size off-road parking and amenity area. The dwelling benefits from an attached garage as well as a detached double garage (positioned towards the rear of the site). Boundaries are marked mainly with hedgerows/planting and a gated vehicular access links the property with Caverswall Road. Land levels within the site are generally flat.

For the purposes of planning policy consideration the application site is located within the Blythe Bridge and Forsbrook Village Development Boundary. The Site does not lie within any Conservation Area and there are no Listed Buildings within the vicinity which need to be considered. A Public Right of Way (Forsbrook 4a) runs along (but outside of) the southern boundary. There are no protected trees within the site and the dwelling is not within any known flood risk area. Records show that the site is within a Coal low risk area.

PROPOSAL

Planning permission is sought for works including a lean-to roof above the existing porch and study room, (replacing a balcony railing) and increasing the height of the roof of the attached garage to allow conversion of the space into a large kitchen and utility room. The roof alterations would include inserting a roof lantern and the replacement of the balcony railings. The plans show the intention to form a single pedestrian door (side elevation) to the utility room and alterations to raise the step height of the patio doors (to accommodate the roof height increase).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles

SS1a	Presumption in Favour of Sustainable Development
SS6a	Larger Villages Area Strategy
SD1	Sustainable Use of Resources
DC1	Design Considerations

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 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)
SS8	Larger Villages Area Strategy (Limited)
SD1	Sustainable Use of Resources (Limited)
DC1	Design Considerations (Moderate)

Supplementary Planning Guidance

1. Design Principles for Development within the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.
2. Space About Dwellings

Supplementary Planning Guide

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

2:	Achieving sustainable development
6:	Building a strong, competitive economy
12:	Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 13/11/2019.
Neighbour consultation period ends: 30/10/2019.

Public Comments: No representations received.

Forsbrook Parish Council: No objections.

Severn Trent Water: No objections.

OFFICER COMMENTS

Principle of Development
The application site is located within Blythe Bridge and Forsbrook Village Development Boundary, an area identified within Core Strategy policy SS6a as being a 'Larger Village.' The Core Strategy permits a range of developments including developing rural services and meeting housing and employment needs. There are no 'in principle' objections to domestic extensions and alterations within 'Larger Village' areas; therefore consideration is given to matters including design, visual impact, neighbour amenity, parking/highways, drainage and development within any identified coal mining area(s).

Design and visual impact
The application is an uncontroversial one in that it is proposing minor alterations to the appearance of the building. The replacement of some of the balcony railings with a simple sloping roof above the front door is acceptable. The minor height increase of the existing garage roof (including insertion of roof lantern) to allow for conversion raises no objections. The alterations to the appearance of the house are considered acceptable.

It is noted that the dwelling to the north (number 26 Caverswall Road) is a similarly designed property but the area generally comprises dwellings of differing sizes and appearance. Due to the size of the site and the positioning of surrounding dwellings, the proposed alterations will not have any significant visual impact upon the appearance of the wider area. Whilst some of the amendments may be seen from the public highway they are not in themselves significant enough to have any adverse visual impact.

It is concluded that the scheme raises no concerns in respect of design or visual impact.

Neighbour amenity
The spacious nature of the application site and the positioning of surrounding dwellings, including their distance from and orientation to, the application property ensures that the scheme will be acceptable in terms of neighbour amenity. Whilst there is often concern about the formation of a balcony it is recognised that this scheme is simply remodelling an existing raised area and will not result in any greater overlooking than may exist at present. Furthermore it is noted that no representations have been received which raise objections to the scheme.

Parking
The application does not propose any alteration to the site's vehicular access. Whilst the conversion works will involve the loss of an attached garage it is noted that there is a second garage (detached) and also plenty of parking space at the front of the house. For these reasons the scheme does not raise any parking provision concerns.

Drainage
Severn Trent Water (STW) have assessed the application and raise no objections to it. STW comment that the proposal has minimal impact upon the public sewerage system and no drainage conditions are required. STW advise that there may be a public sewer located within the site. Officer's note that this matter can be dealt with by way of an informative note on the decision notice in the event of planning permission being approved.

Coal
Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is considered reasonable to consider the surrounding area and any coal

mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. The Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that the application is approved subject to conditions and informative notes.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Jackson
Recommendation Date: 28/11/2019.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council