DELEGATED DECISION REPORT

SMD/2019/0645 **Valid 22/10/2019**	**21 DOVAL GARDENS** **UPPER TEAN**	**PROPOSED SINGLE STOREY SIDE EXTENSION AND ALTERATIONS TO EXISTING GARAGE ROOF** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site comprises a parcel of land within Doval Gardens, a relatively new housing estate accessed from St Thomas Road, within the village of Upper Tean.

The site itself contains No.21 Doval Gardens; a two storey detached dwelling which has a principal elevation facing north eastwards into the cul-de-sac. The curtilage associated with this property includes an area of hard standing utilised for parking provision; a single detached ancillary garage and a rear garden. The garage has a dual pitched roof and stands to the west of the dwelling, with the western boundary of the site running parallel with the access road into the cul-de-sac.

The site is bounded to the south by No.22 Doval Gardens. To the west and north stands the internal access road, whilst to the east is No.20 Doval Gardens.

PROPOSAL

The application seeks consent for a single storey side extension and alterations to the existing garage roof. As shown on the proposed plans, the proposal effectively creates a link between the side elevation of the house and the existing garage. The northern and southern elevations show the inclusions of a new entrance door with a skylight on each elevation.

The re-roofing of the garage involves creating a dual pitch roof that has a ridgeline that runs consistent with the main dwelling, incorporating the side extension, with the overall height of the garage to be raised by approximately 1m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the Saved Policies of the Staffordshire Moorlands Local Plan (1998); Staffordshire Moorlands Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The Staffordshire Moorlands Emerging Local Plan (Submission Version February 2018) has now been through an Examination by an Independent Planning Inspector and as such planning policies within it can be given appropriate weight, in line with paragraph 48 of the NPPF.

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. 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 has been the subject of recent public consultation and further hearing sessions are proposed for February 2020. Once adopted, 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.

The revised National Planning Policy Framework (2019) sets out the Governments planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

Core Strategy Development Plan Document 2014

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6 Rural Areas Strategy
SS6a Larger Villages Sub-area Strategy
SD1 Sustainable Use of Resources
DC1 Design Considerations
T1 Development and Sustainable Transport

Emerging Local Plan Submission Version 2018

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS8 Larger Villages Areas Strategy
SD1 Sustainable Use of Resources
DC1 Design Considerations
T1 Development and Sustainable Transport

Revised National Planning Policy Framework 2019

Achieving Sustainable Development	Chapter 2
Promoting Sustainable Transport	Chapter 9
Achieving Well Designed Places	Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2002/1122 Residential development (Approved 17/10/03)

CONSULTATIONS

Publicity

Site Notice expiry date: 27th November 2019
Neighbour consultation period ends: 14th November 2019
Press Advert: N/A

Public Comments

No comments received at time of writing

Checkley Parish Comments

No comments received

Severn Trent Water

No objection.

OFFICER COMMENTS

Principle of Development

The application seeks consent for extensions and alterations to an existing ancillary garage which is contained within the residential curtilage. The site lies within the development boundary of Upper Tean, identified as a larger village within the Core Strategy and the Emerging Local Plan, which is capable of accommodating development of a scale appropriate for its location.

The site is not constrained by any sensitive statutory designation and as such is not subject to any of the restrictive policy areas listed at footnote 6 to paragraph 11 of the NPPF.

As such, the principle of development is considered to be acceptable subject to all material considerations.

Design

CS Policy SS1 sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

CS Policy DC1 sets out a list of design considerations that new development should incorporate into any new scheme. In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance

Paragraph 127 of the NPPF states amongst other things that new development should add to the overall quality of the area; be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

The proposed development effectively creates a link between the existing ancillary single garage and the side elevation of the main house. The garage would be re-roofed so that the dual pitch connects to the house creating a side gable. The application would result in development which would continue to be read as subordinate and secondary structure with the newly created gable having a consistent roof angle to that of the main house, in accordance with the Council's design principles.

The inclusion of a new entrance door, rear door and a single skylight on the front and rear elevation will not result in any adverse harm to the character and appearance of the building or wider street scene. The proposed development would be constructed in materials consistent with those used in the main house.

In light of the above analysis, the application is considered to result in a high quality design which responds well to existing development with regards to its scale, height, massing and visual appearance. Moreover it is considered that there would be no adverse impact on the visual amenities of the street scene and accordingly the proposal complies with Policies SS1 and DC1 of the Core Strategy and paragraph 127 of the NPPF.

Amenity

CS Policy DC1 states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

Paragraph 127 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The site lies towards the entrance of a relatively new housing estate, with both the side elevation of the garage and the front elevation fronting the public highway. The creation of the proposed link and incorporating a single door and skylight on each elevation will not result in any adverse harm to the residential amenity for any neighbouring property.

Due to the nature of the development and that the proposal does not protrude beyond any existing building line, there will be no adverse harm to residential amenity with regards to any loss of privacy, overlooking, overbearing impacts or loss of light.

For the reasons set out above, the application would not result in any adverse harm to neighbouring residential amenity, in line with Policy DC1 of the Core Strategy and paragraph 127 of the NPPF.

Highway Safety

Policy T1 of the Core Strategy requires all new developments to be satisfactorily located where they can be absorbed within the existing highway network.

Paragraph 108 of the NPPF states that in assessing applications for development, a safe and suitable should be achieved for all users.

The proposal would see the retention of the existing ancillary garage, existing access arrangements and would not result in any loss of the hard standing utilised for off-street parking provision. As such, sufficient off road parking would remain and it is considered that there will be no adverse impacts on highway safety as a result of the proposed development, in line with Policy T1 of the Core Strategy and paragraph 108 of the NPPF.

CONCLUSION / PLANNING BALANCE

CS Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework

(NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks permission for a single storey side extension which connects the side elevation of the main house with an ancillary garage at No.21 Doval Gardens, Upper Tean. The site lies within the development boundary and is not constrained by any sensitive statutory designation.

An assessment of the application has concluded that the proposed development would amount to a high quality form of design that is of an appropriate scale, height, massing, and visual appearance that relates well to the existing dwelling and wider street scene, and would not result in any adverse harm to neighbouring residential amenity or highway safety.

The application has therefore been found to accord with all relevant local development plan policies and other material considerations which includes the NPPF. In line with Policy S1a of the Core Strategy and paragraph 11 of the NPPF, the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 3rd December 2019

X

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council