DELEGATED DECISION REPORT

SMD/2019/0554	**14 SMITHY LANE**	**PROPOSED TWO STOREY SIDE EXTENSION TO EXISTING DWELLING**
Valid 01/10/2019	**BIDDULPH**	
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance;
- Residential amenity; and
- Highway safety.

DESCRIPTION OF SITE

The application site occupies a corner plot at the junction between Smithy Lane and Ox-Hey Drive. The site falls within an area that is predominantly residential in character and comprises of a two storey semi-detached circa 1930's dwellinghouse which is of a similar ilk to neighbouring properties. For the purposes of this assessment the application site is located within the Biddulph Town Development Boundary.

PROPOSAL

Approval is sought for the construction of a two storey side 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
SS5 Towns
SS5b Biddulph 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
DC1 Design Considerations
T1 Development and Sustainable Transport

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired
Neighbour consultation period ends: 01.11.2019
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Recommend approval subject to valid neighbour planning concerns.

Severn Trent Water

No objection.

Staffordshire County Council Highway Authority

No comments received.

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.

In accordance with policies SS1 and SS1a of the Staffordshire Moorlands Core Strategy the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing the environment. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

Development will be directed towards the most sustainable locations. The application site is located within the Biddulph Town Development Boundary where, in accordance with policies SS5 and SS5b, development of an appropriate scale and form will be supported in principle.

Design

Policy DC1 refers to design and states that all new development should be of a high quality and designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The proposed extension has been appropriately designed to reflect the architectural vernacular of the existing dwellinghouse. The first floor element of the extension has been stepped behind the principal elevation which also serves to provide a reduced ridge line. These two factors result in a form of development that would appear visually subordinate to the host dwelling, in accordance with the Council's Design SPD.

External building materials are to comprise of facing brickwork subject to prior approval of the LPA to the first floor of the front elevation, side elevation and rear elevation. Cement render to match the existing is proposed at ground floor level to the principal elevation. Roof tiles and fenestration materials are to match those of the existing dwellinghouse.

The proposed extension is considered to accord with policy DC1 of the SMDC Core Strategy, the SMDC Design SPD and Chapter 12 of the NPPF.

Amenity

Core Strategy policy DC1 and paragraph 127f) of the National Planning Policy Framework seek to secure development that protects the amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposed extension is to be positioned on the southern side of the dwellinghouse. As such the development would not impact negatively upon the amenity of the adjoining semi (no.16 Smithy Lane) to the north.

No.1 Ox-Hey Drive bounds the application site to the south and occupies a higher ground level than the host dwelling. The site boundary is served by a timber fence and established hedge. The application site sits on an oblique angle to no.1 Ox-Hey Drive and it is acknowledged the impact upon this neighbouring property would be greater than if the two dwellings sat within a linear ribbon.

The proposed extension would sit to the north of the No.1 Ox-Hey Drive and would therefore not result in an unacceptable loss of daylight / sunlight of overshadowing. Though it is acknowledged that the extension would cross the 45 degree line taken from the nearest habitable room window located at first floor level by approximately 0.3m, taking account of the orientation of the neighbouring dwellinghouse relative to the proposed extension and the change in ground levels it is not considered that the impact imposed by this would be significantly harmful enough to sustain a decision of refusal.

A small en-suite window is proposed in the side elevation. As this serves a bathroom it is not considered that any overlooking would occur. There are no principal windows in the side elevation of the adjoining dwelling.

This application is considered to sufficiently protect residential amenity in accordance with policy DC1 of the SMDC Core Strategy and the NPPF.

Highway Safety

Policy DC1 and T1 seek to achieve parking and access appropriate tot the development it serves. The proposed extension would provide additional bedroom accommodation resulting in a four bedroom dwellinghouse. There is adequate on-site parking provision to serve a dwellinghouse of this size.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the relevant policies contained in the Staffordshire Moorlands Core Strategy and the National Planning Policy Framework. As such a recommendation of approval is provided.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 18.12.2019

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council