DELEGATED DECISION REPORT

SMD/2019/0690 **Valid 11/11/2019**	**LANGLEY HOUSE** **CLEWLOWS BANK** **BAGNALL**	**PROPOSED SINGLE STOREY EXTENSION TO REAR** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

–The impact on the character and appearance of the area
–The impact on residential amenity

DESCRIPTION OF SITE

The site is within the development boundary of the village and lies close to the northern edge of it. It comprises a large detached house on the west side of Clewlows Bank, the main road leading out of the village towards the north. It is one of a row of large detached dwellings facing the road. Open land within the Green Belt lies to the rear (west) and also to the other side of the road to the east. The house has a 1930s design with large hipped roof and a white render finish.

PROPOSAL

This is a full householder application for a large single-storey rear extension which is a revised scheme for one granted permission in June 2019. The revised scheme would have the same maximum projection of 4.725 metres but this would apply to the whole extension, whereas previously the extension to the rear of the kitchen and utility area would have been stepped back slightly. The previous also spanned the whole width of the main house whereas the new scheme stops before the utility room and hence is less wide. The other main difference is the gable end roof to the rear of the lounge would be removed and the new extension would have a small flat roof area but with the majority of the roof being of a lean-to design. .

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES
Core Strategy Development Plan Document (Adopted 2014)

DC1 Design Considerations

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

Emerging Policies

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 has been the subject of recent public consultation and further hearing sessions are scheduled for February 2020. 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. Upon adoption, 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

The following policies are considered to be relevant to this application:

DC1 Design Considerations

Design Guide SPD 2018

National Planning Policy Framework (February 2019)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0220: Previous single-storey rear extension scheme. Approved but not implemented.

CONSULTATIONS
Publicity

Site Notice expiry date: 3.1.20
Neighbour consultation period ends: 3.1.20
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Severn Trent Water

No objection, a drainage condition is not required.

OFFICER COMMENTS

The site is within the settlement boundary where there is a general presumption in favour of new development.

The revised extension would still harmonise with the dwelling and would not be visible from the road. It would also remain a similar size to the previous approved extension despite the changes to the roof form, width and footprint. The extension would continue to have large glazed doors, which although modern and would contrast with the existing dwelling would not unduly detract from its appearance.

It would have no greater impact on the visual and residential amenities of the surrounding area which has not changed since the previous application was granted. A conservatory would be removed as a result of the development. With no windows proposed on either side elevation and with a good level of boundary screening (substantial hedges), the extension would not have a dominant impact or overlook either neighbour. The dwelling is set back considerably from the house to the north but the distance between the extension and the rear windows is such that the extension would not impact on the light provision to this property. The planning policies and guidance relating to house extensions have also not changed since the previous approval. Overall it is considered that the development would not harm the amenities of either neighbouring property.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area and does not contravene the Council's Design Guide. It would comply with the Core Strategy policies and the NPPF Section 12 relating to design.

OFFICER RECOMMENDATION : APPROVE
Case Officer: Chris Johnston
Recommendation Date: 6.1.20

X

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council