DELEGATED DECISION REPORT

SMD/2019/0745	**36 PICKWOOD AVENUE**	**SINGLE STOREY SIDE**
Valid 10/12/2019	**LEEK**	**EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, siting, character and appearance;
- Impact on residential amenity; and
- Highway safety

DESCRIPTION OF SITE

This application relates to a site that forms part of a uniform linear pattern of development on the southern side of Pickwood Avenue, a circa 1990's residential housing estate. The site occupies a corner plot with Pickwood Avenue to the north and Hill View to the west. The site frontage has retained the open character of the original housing estate and comprises of a lawn, driveway and small planting bed. An enclosed garden is located to the rear which is bound by a brick wall to match the host dwelling.

PROPOSAL

Planning approval is sought for the construction of a single 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
DC1 Design Considerations
T1 Development and Sustainable Transport

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 agreed by the Council and the subject of public consultation between 18th September 2019 and 31st October 2019. The schedule consisted of modifications that the Inspector has deemed necessary to make the Local Plan sound. Following the consultation, the Inspector concluded that further hearing sessions were necessary to consider; proposals for safeguarded land at Gillow Heath in Biddulph, housing land supply, Local Green Spaces in Cheddleton (Ox Pasture), Biddulph (Dorset Drive and implications for the emerging neighbourhood plan) and Blythe Bridge. They were be held on 4th and 5th February and the Council is now awaiting the outcome of these additional sessions.

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 considered below:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the main modifications have been subject to consultation
- The extent to which there are unresolved objections to relevant policies this varies depending on the policy in question – the Inspector wishes to explore outstanding objections on a limited number of issues at the February hearing sessions further before drawing conclusions.
- The degree of consistency of the relevant policies in the emerging plan to this Framework – policies have been modified to address soundness issues identified by the Inspector to date. It is the Council's view that the policies (as modified) are consistent with national policy. The Inspector has yet to draw final conclusions, particularly on the matters subject to further hearing sessions.

Given the above, the majority of policies (as modified) can be given substantial weight. However, policies that are subject to the February hearing sessions can only be given moderate weight as they are subject to outstanding objections and scrutiny.

Emerging Policies:

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS5 Leek Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None.

CONSULTATIONS

Publicity

Site Notice expiry date: 06.01.2020
Neighbour consultation period ends: 02.01.2020
Press Advert: (N/A)

Public Comments

No comments received.

Town / Parish Comments

Recommend approval subject to not being unneighbourly

Environmental Health

N/A

Staffordshire County Council Highways

No objection.

Severn Trent Water

No objection.

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).

The application site is located within the Leek Town Development Boundary where development of an appropriate scale and nature will be supported.

Design

Policy DC1 of the Core Strategy seeks to secure development of a high quality which is 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.

Paragraph 127 of the National Planning Policy Framework requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

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 development proposed seeks approval for the construction of a single storey side extension. The extension is to project 2.8m beyond the side south west elevation of the host dwelling and is to measure 6.2m in depth. The extension has been sited to extend in line within the principal elevation of the dwellinghouse and incorporates a canopy that is to match an existing canopy that extends in line with the roof of the front porch. The proposal would result is part of the boundary wall

being removed. However the unaffected section of the wall is to be retained and linked to adjoin the proposed extension.

External building materials and fenestration are to match those of the host dwelling.

By virtue of the scale and nature of the proposed extension is it not considered that the development would appear incongruous within the streetscene or harm the character of the host dwelling. It would have a pitch roof which would reflect the host dwelling and with canopy carried across from the existing front elevation would assimilate well with the front elevation. Although the extension would not set back from the two storey element of the property, it would not jar or harm its character. Due to the age of the existing dwellinghouse I am confident that the applicant will be able to source an appropriate brick match. Overall the extension is considered to be an acceptable design and therefore the development is considered to accord with policy DC1 of the Staffordshire Moorlands Core Strategy and 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.

Sufficient distance exists between the development and the nearest residential property to not raise undue concern, which includes properties on the opposite side of the road in Hillside. No windows are proposed in the side elevation and the proposed rear facing window would look toward an existing close boarded fence which provides an acceptable for of screening to prevent overlooking towards the neighbour at 1 Hillview. Overall the proposed extension would not harm the residential amenities of any surrounding dwellings and meets the requirements of Policy DC1.

Highway Safety

Policy DC1 and T1 seek to achieve parking and access appropriate to the development it serves. The Highway Authority has been consulted on this application and have raised no objection. The extension would not reduce the amount of off road parking at the property. Accordingly there would be no harm to highway safety and the development meet the requirements of Polies DC1 and T1.

CONCLUSION / PLANNING BALANCE

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

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 14.02.2020

X

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council