DELEGATED DECISION REPORT

SMD/2019/0610	**3 HILL TOP CLOSE**	**FIRST FLOOR SIDE**
Valid 01/10/2019	**BROWN EDGE**	**EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance;
- Green Belt;
- Amenity

DESCRIPTION OF SITE

Hill Top Close is a small residential cul-de-sac located to the west of Hough Hill, within the Green Belt. This application relates to a plot located within the south western corner of the cul-de-sac and comprises of a brick built two storey dwellinghouse with attached single storey garage and rear conservatory. The dwelling house is commensurate in scale, form and appearance to other properties within the cul-de-sac.

PROPOSAL

Approval is sought for the construction of a first floor 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
SS6 Rural Areas
SS6c Other Rural Areas Area Strategy
R1 Rural Diversification
R2 Rural Housing
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 will be held on 4th and 5th February. The Inspector will outline the timetable for next steps in the process at the close of the hearings.

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
SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12, 13

Other Material Consideration:

National Design Guide 2019
SMDC Design SPD
SMDC Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

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

CONSULTATIONS

Publicity

Site Notice expiry date: 31.12.2019
Neighbour consultation period ends: 24.10.2019
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

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 falls outside of a settlement boundary as defined by the Site Allocations DPD. In accordance with Policy SS6c, these areas will provide only for, amongst other things, development which meets an essential local need. This includes allowing for the extension of an existing building in accordance with policies R1 and R2.

Policy R1 establishes the view that appropriate development is that which does not harm the rural character and environmental quality of the area by virtue of scale, nature and level of activity involved. Policy R2 permits extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwellinghouse and character of the rural area.

NPPF paragraph 145 comments that Local Planning Authorities should regard the construction of new buildings in the Green Belt as inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and should only be approved in very special circumstances.

Exceptions to inappropriate development are outlined at paragraphs 145 and 146. This includes the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Green Belt

The proposed development would result in floor space increase of 27% and has been designed to respect the scale and massing of the host dwelling. The proposal would not constitute a disproportionate addition and therefore accords with the exception outlined at paragraph 145c).

Design

Policy DC1 seeks to secure high quality development that has been 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 (NPPF) requires the design of a development to add value 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 extension should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of size and massing.

The proposed development comprises the construction of a first floor extension that is to extend in line with the south elevation of the existing garage. The proposed extension is to be stepped which will present a subservient relationship to the host dwelling. External building materials are to match those existing and fenestration proportions are considered appropriate and acceptable.

The proposed extension would bookend a terraced row at the head of a small residential cul-de-sac. The existing streetscene character presents a degree of uniformity; however there are slight variations in architectural detail which present interest. The proposed extension, by virtue of its siting and design would not detract from the pattern and nature of development and would not appear incongruous.

This application is considered to accord with SMDC Core Strategy policy DC1, NPPF paragraph 127 and the SMDC Design SPD.

Amenity

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

The site is bound by no.2 Hill Top Close to the east and no.4 Hill Top Close to the north. As the proposed extension is to project beyond the south facing elevation only I am satisfied that the development would not impact unduly on the amenity of no.4 Hill Top Close.

Due to the layout of the cul-de-sa, the side elevation of no.2 Hill Top Close faces the front elevation of the host dwellinghouse. It is noted that there are no principle habitable room windows located within the affected elevation of this neighbouring property.

A separation distance of 16.6m would exist between the front elevation of the proposed extension and the shared site boundary. A distance of 22m would exist between the front elevation of the proposed extension and the side elevation of no.2 Hill Top Close. In accordance with the Council's Space About Dwellings SPD a distance of a least 14m is considered to achieve an acceptable standard of amenity.

This application is considered to accord with SMDC Core Strategy policy DC1, NPPF paragraph 127f) and the Council's Space About Dwellings SPD.

Highway Safety

Core Strategy Policies DC1 and T1 seek to achieve parking and access appropriate to the development it serves. The proposed development would result in the provision of 1 no. additional bedroom resulting in a four bedroom dwellinghouse. The proposed development would not result in the loss of existing on-site parking provision. Provision exists for the comfortable parking of 3no. vehicles. This is considered sufficient to serve a four bedroom dwellinghouse.

CONCLUSION / PLANNING BALANCE

The proposed development is considered to accord with the relevant policies contained in the SMDC Core Strategy and National Planning Policy Framework. As such a recommendation of approval is given.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 21.02.2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council