DELEGATED DECISION REPORT

SMD/2019/0529	**MOUNT PLEASANT MOUNT ROAD LEEK**	**ALTERATIONS AND EXTENSIONS**
Valid 28/08/2019		**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design, siting and scale;
- Amenity;
- Highway safety.

DESCRIPTION OF SITE

This application relates to a detached two storey stone built dwellinghouse situated on the western side of Mount Road. Architecturally the dwellinghouse does not relate to surrounding properties that have been developed more recently and are of a modern estate character. The site has a verdant character and is bound by a stone wall and established planting.

PROPOSAL

Approval is sought for the construction of a two storey side and rear extension to the south-western corner of the dwellinghouse and a smaller two storey side and rear extension is proposed to the north-western corner of the dwellinghouse.

The extension would serve to facilitate some reconfiguration of the existing accommodation in order allow for the installation of a lift and a disabled access bedroom and attached wetroom. Additional alterations include the removal of existing render to expose original stone and the installation of windows to the front elevation.

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 Leek Area Strategy
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 held on 4th and 5th February and the Council is now awaiting the outcome from the Inspector.

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: 31.12.2016
Neighbour consultation period ends: Expired
Press Advert: N/A

Public Comments

1no. representation has been received that neither objects to nor supports the proposal. General comment is made in respect of protecting the neighbouring property from dust during construction, loss of privacy and damage to property.

Town / Parish Comments

Recommend approval subject to the development not being unneighbourly.

Environmental Health

N/A

Staffordshire County Council Highways

No comments received.

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 S1/SS1 and S1a/SS1a of the High Peak Local Plan/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 in principle.

Design

Policy DC1 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.

This application seeks approval for the construction of 2no. two storey side and rear extensions. The removal of render to existing dwellinghouse to expose natural stone and for the installation of additional windows to the front elevation.

The proposed development has been appropriately designed to respect the scale and proportions of the host dwelling. The scheme seeks to reverse poor architectural details that currently detract from the character and appearance of the existing dwellinghouse. Amendments have been made to the proposal in order to reduce the level of glazing proposed within the southern gable of the proposed two storey extension. The amendments made are considered to be generally acceptable. Whilst the small high level window proposed above the lean-to roof is considered to be a weak element to the design, the applicant has indicated that this is necessary for ventilation and it is not considered that a refusal on these grounds alone would be sustainable.

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 application site is bound by residential properties to the north and west. Two extensions are proposed. Looking firstly at the proposed two storey extension to the north west of the host dwelling. It is noted that there are no principle habitable room windows located within the south facing elevation of the neighbouring property to the north. 1 no. window is proposed at ground floor level to the north elevation of the proposed extension. This is to serve a utility room. 1 no. doorway and 1no. first floor window is proposed to the west facing elevation. The door is to serve the utility room and the first floor window is to serve a bathroom. Neighbouring garages and no.1 Ashdene Road bound the application site directly to the south west. In the interest of amenity it is considered that a condition should be applied to ensure that this window is obscure glazed.

A separation distance of circa 15m would exist between the proposed extension and the rear elevation of no.1 Asdene Road. No.1 Ashdene Road sits on an oblique angle to the host dwelling. 3no. full height windows are proposed at ground floor level within the south west elevation of the proposed extension. In light of the distances involved and the nature of boundary treatment in place, it is not considered that these windows would result in unacceptable impacts in terms of loss of privacy, showing or overbearing impact.

Due to the relationship of the south and east facing elevations relative to neighbouring properties, it is not considered that fenestration within these elevations would result in detrimental loss of amenity.

Highway Safety

Policy DC1 and T1 seek to achieve parking and access appropriate tot the development it serves.

The proposed development would result in the addition of 1 no. bedroom forming a four bedroom dwellinghouse. The development would not result in the loss of existing on-site provision. 2no. off-street parking spaces are provided on a private driveway and further parking can be achieved through the use of an existing garage. On-site provision is considered sufficient to meet the requirements of a four bedroom dwellinghouse.

CONCLUSION / PLANNING BALANCE

The proposed development 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: 24.02.2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council