DELEGATED DECISION REPORT

SMD/2020/0011	**32 WELL LANE**	**DEMOLITION OF CONSERVATORY AND ERECTION OF REAR/SIDE SINGLE STOREY EXTENSION**
Valid 20/01/2020	**GILLOW HEATH**	**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Neighbour amenity

DESCRIPTION OF SITE

Modern detached bungalow with dormers, in street scene of similar. Closely adjacent to the south is an older former farm house two storey dwelling, Ivy House Farm. There is however little visual connectivity between the two in the street scene. A modern bungalow at 32 Well Lane is close alongside on the North side separated by a close board fence [see photos 6718 and 6724]. Gardens serving further modern detached dwellings nos. 15 and 16 Nursery Drive back on to the rear garden of the application property [see photo 6723].

PROPOSAL

A modest single storey, dual pitched-roof, rear extension to one half of the rear facing gable along with a flat roofed extension to the side, alongside the boundary with Ivy House Farm.

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
SS5b Biddulph Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Local Plan Submission Version (February 2018)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6 Biddulph Area Strategy
DC1 Design Considerations
H1 New Housing Development

T1 Development and Sustainable Transport

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.

On 27th February, the Inspector issued his post hearing advice. Key recommendations in the letter include:

- The proposed safeguarded land at Gillow Health, Biddulph should be removed. Neither should the site be allocated for housing as requested by the landowners as the case for exceptional circumstances has not ben met. The land will remain Green Belt as per the Local Plan Submission Version agreed by the Council in June 2018.
- No further housing allocations in Biddulph are required.
- No further amendments to the housing trajectory are required aside from pushing back the predicted commencement of the Wharf Road, Biddulph site (excluding BDNEW) until 2022/23.
- Monitoring of housing supply will determine if a full or partial Local Plan review is required within 5 years.
- Land at Ox Pasture (Cheddleton) and Dorset Drive (Biddulph) should revert back to the Local Green Space designations as per the Local Plan Submission Version as agreed by the Council in June 2018.
- Other modifications were considered during the recent hearings sessions are necessary to make the plan sound, including; updating neighbourhood area housing requirements (Policy SS4) to reflect the latest monitoring data, updating the employment land area for the Tunstall Road allocation to reflect

the masterplan and other adjustments to the wording of Policy SS4 and Policy DC2.

No further representations will be sought by the Inspector. As such, the Local Plan policies as proposed to be modified in September 2019 along with the Inspector recommended revisions (February 2020) provide a strong indication of the final policies likely to be adopted in the Local Plan. The Inspector's final report is expected within 2 months and will reflect the post hearing advice. The Council will be able to consider the adoption of the Local Plan at this point. As such, the plan is at a very advanced stage of preparation with some of the key outstanding objections now having been resolved following the February 2020 hearing 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.

National Planning Policy Framework July 2018
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places;

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
78/04848/OLDDC – erection of garage – approved
00/00144/FUL – single storey side extension – approved
04/00309/FUL – extension of roof to provide first floor accommodation – approved

CONSULTATIONS

Publicity
Site Notice expiry date: 10th March 2020
Neighbour consultation period ends: 11th February 2020
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Biddulph Town Council – no comments received.

Severn Trent Water
Minimal impact on the public sewer network therefore no objection and no requirement for a drainage condition.

OFFICER COMMENTS

Principle of Development
The site lies within the development boundary therefore acceptable in principle, subject to design and neighbour amenity considerations.

Design and Amenity

The design is entirely appropriate and acceptable for the given location and existing building style. It is unlikely that the extension would be visible from the street scene and, if at all, this would only be a partial glimpse of the dual-pitched-roof element. Although a render finish is proposed this too is found un-objectionable in this location for similar reasons and that the more potentially visible northerly side wall of the extension is modest relative to the existing dwelling.

Policy generally does not favour flat-roofed extensions but in this scheme, where the flat roofed side element would not be visible to the street scene, it may reasonably be judged an appropriate choice as alternatives would be likely to impact more significantly on the adjacent neighbour at Ivy House Farm.

Although there are blank elevations to both the north and south elevations of the extension, and the one to the south is 9m in length, these are found acceptable in this case as again they do not impinge on the street scene nor are they especially visible to the neighbours and they avoid risk of conflict of overlooking or loss of privacy. This assessment and conclusion is re-inforced taking account of the high brick wall on the boundary with Ivy House Farm and further, that there is no significant outlook from Ivy House in this elevation [photos 6715 and 6719 to 6722].

With a blank wall on the north side and the close board fence at the boundary there are judged no adverse impacts on amenity or outlook for 34 Well Lane which appears to have a bedroom window facing the side of the extension. The wall is some 8m from the window. There is the property boundary fence in between and the separation to the new extension (blank side elevation) is greater than the 6m suggested by Space About Dwellings A3.4(5) for site boundaries or solid obstructions.

Notwithstanding the extension, sufficient rear garden of some 90+m2 would be retained thus meeting the Council's minimum standard of 65m2.

Other matters
Coal low risk area – add informative.

CONCLUSION / PLANNING BALANCE
Given the above careful consideration of all relevant matters the application is recommended for approval. The development comprises sustainable development and should therefore be supported.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank
Recommendation Date: 16th March 2020

X

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council