DELEGATED DECISION REPORT

SMD/2020/0045	**15 MILLERS VIEW**	**TWO STOREY REAR EXTENSION**
Valid 29/01/2020	**CHEADLE**	
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity;
- Drainage;
- High Risk Coal Area;
- Parking.

DESCRIPTION OF SITE

The application site is 15 Millers View, a detached and previously extended, two-storey dwelling. The property benefits from off-road parking space at the front of the house (there is also an integral garage), and external amenity space to the front and rear. Land levels within the site are generally flat apart from the slight step up into the rear garden from the patio area at the back of the house. Boundaries are marked by timber panel fencing and there are residential dwellings located to the north, south and west. Land to the east (rear of the dwelling) is designated as open countryside but not Green Belt.

For the purposes of planning policy consideration the application site is located within the Cheadle Town Development Boundary and sits within a Coal Development High Risk Area. There are no nearby Listed Buildings/structures which need to be taken into consideration, no protected trees within the vicinity and the site does not lie within any Conservation Area.

PROPOSAL

The application is for a combined single and two-storey rear extension which would replace a conservatory on the rear elevation of the dwelling. At ground floor level the new accommodation would enlarge the lounge area and provide a dining room. At first floor level the third bedroom would be extended as well as being provided with ensuite facilities. All new brickwork and tiles would match those of the existing house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS5a	Leek Area Strategy
SD1	Sustainable Use of Resources
DC1	Design Considerations
T1	Development and Sustainable Transport

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands. New Dwellings and Extensions to Dwellings.
2. Space About Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide.

Emerging Staffordshire Moorlands Local Plan

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

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS5	Leek Area Strategy
SD1	Sustainable Use of Resources
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 8	Parking Guidance

National Planning Policy Framework

2:	Achieving sustainable development
6:	Building a strong, competitive economy
9:	Promoting sustainable transport
12:	Achieving well-designed places
15:	Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

79/07510/OLDDC	Site for residential development. Refused.
89/00204/OLD	Land off Rakeway Rd Site for Residential Development.

CONSULTATIONS

Publicity

Site Notice expiry date: 25/02/2020.
Neighbour consultation period ends: 20/02/2020

Public Comments: No representations received.

Cheadle Town Council: No objections to the application.

Severn Trent Water: No objections to the application and no drainage conditions are required. Severn Trent advises that there may be a public sewer running through the site.

Coal Authority: No specific representations received however standing advice is to be taken into account.

OFFICER COMMENTS

Principle of Development
The application site is located within the Cheadle Town Development Boundary. Core Strategy policies SS5 and SS5c identify Cheadle as one of the three towns within the Staffordshire Moorlands where there is a presumption in favour of a range of developments. There are no 'in principle' objections to a domestic extension to this dwelling subject to all other material planning matters being considered and satisfied. In this instance the matters to be considered include design, visual impact, neighbour amenity, drainage, development within coal mining areas and parking.

Design/visual impact
The proposal is for a part single-storey and part two-storey extension to the rear of 15 Millers View Cheadle. It is a simple addition and there are no objections to the design or scale of the addition in relation to the existing house. The use of simple lean-to and pitched-roofs are acceptable and, in accordance with the Council's design guidance, the additions would have a subordinate relationship with the existing dwelling, including by reason of the lower ridge line level and modest projection distance (3m) from the rear wall. The application forms state that all new wall and roof materials would match those of the existing house (brick and tile) and this is welcomed.

The extension would be seen from neighbouring properties but would not result in any visual harm to the wider area; it is a simply formed extension which sits neatly against a backdrop of residential properties and would not result in any street scene visual harm.

Neighbour amenity
The application site sits within an established residential estate; there are neighbouring dwellings to both the north and south of 15 Millers View and no dwellings to the rear (east). The Councils 'Space About Dwellings' standards have been taken into account in addition to

observations during the site visit. The dwelling to the north (14 Millers View) benefits from a ground floor rear extension and there are principal windows at both ground and first floor level. The new extension would project approximately as far back as the conservatory which is to be replaced. There is no apparent breach of the 45 degree angles to either the ground or first floor windows at 14 Millers View and no side windows are proposed which would affect privacy.

Number 16 Millers View sits to the south of the application site and has also benefitted from previous extensions; it has a two-storey rear gable sitting close to the shared boundary with the application site and will not be impacted upon by the proposed enlargement by reason of the applicant's single storey extension being close to the boundary. No overshadowing would occur as this property is to the south of the application site and no side windows are proposed which would affect privacy.

For the reasons outlined above it is concluded that there are no objections to the development in terms of neighbour amenity impact. Furthermore it is noted that no letters of objection have been received.

Drainage
Severn Trent Water (STW) have commented that they have no objections to the application and that no drainage conditions need to be applied but do advise that there may be a public sewer located within the application site. In the event of planning permission being approved, informative notes could be added to the decision notice to ensure that the applicant/developer is aware of their responsibilities relating to development and sewers.

Coal area
The application site is located within a part of Cheadle that has been identified as a High Risk Coal Development Area; therefore there are coal mining features and hazards which need to be considered both within and surrounding the application site. A Coal Mining Risk Assessment would not be required for this application at the Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

Parking
The property benefits from off-road parking at the front of the house and also by an integral garage. The proposed extensions are not to form any additional bedrooms (number to remain at three), therefore consideration of parking standards is not triggered.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is concluded that the application is acceptable in terms of design, visual and neighbour amenity impact, drainage and parking. Furthermore there are no 'in principle' objections to the scheme and although the site lies within a high risk coal development area, the application (householder development) is one which is listed as being on the Coal Authorities 'Exemptions List' as not requiring a Coal Mining Risk Assessment.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 20/03/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council