DELEGATED DECISION REPORT

SMD/2020/0003	**56 GENEVA WAY**	**ATRIUM ORANGERY TO REAR**
Valid 06/01/2020	**BIDDULPH**	**AND SIDE OF PROPERTY**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is located within a predominantly residential area and forms part of a modern housing estate comprising properties of a similar character. The site comprises of a detached two storey dwellinghouse with a detached single garage located to the rear. off-street parking is provided to the east of the dwellinghouse and an enclosed garden is located to the rear. For the purpose of planning policy, the application site falls within the Biddulph Town Development Boundary.

PROPOSAL

Approval is sought fro the construction of a single storey side and rear 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

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.

Emerging Policies:

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS6 Biddulph Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

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

Other

National Design Guide
SMDC Design SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

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

CONSULTATIONS

Publicity

Site Notice expiry date: Expired
Neighbour consultation period ends: 28.01.2020
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Approved, subject to consideration of the boundary and any valid neighbour planning concerns.

Severn Trent Water

No objection.

Staffordshire County Council Highways

No comments received.

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 Biddulph Town Development Boundary, where extensions to existing dwellings are considered to be acceptable in principle in accordance with local and national planning policy.

Design

Policy DC1 refers to design and 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 application site comprises of a two storey detached dwellinghouse which occupies the southern half of a rectangular shaped plot. Off-street parking is located to the east of the dwellinghouse. A detached single garage is located to the rear of the dwellinghouse, adjacent to the east site boundary. A neighbouring double garage bounds the application site to the west. Residential properties surround the site.

Approval is sought for the construction of a single storey rear extension that is to extend to the side and rear of a two storey outrigger. The description of development presents the extension as an 'orangery', however the extension is solid in appearance and contains much more brickwork than you would expect to see in a typical orangery. A flat roof is proposed which is to contain two lantern roof lights. 1 no. triple pane window is proposed to the north elevation and patio doors are proposed to the east elevation. External building materials are to match those of the host dwelling.

The proposed extension is not considered to represent a good standard of design owing to its contrived layout, flat roof design and window proportions which fail to reflect the proportions of the existing windows. However, external building materials are stated to match those of the existing dwellinghouse and the extension is of an acceptable scale that would appear subordinate to the host dwelling. Having regard to the siting and scale of the extension together with the existing boundary treatment I am satisfied that the extension would not be visible from public vantage points. It is therefore considered that, on balance, a refusal on the grounds of poor design could not be substantiated at appeal and therefore the proposal is considered acceptable in this regard.

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 in terms of overshadowing having regard to the single storey nature of the proposal. The existing boundary treatment and positioning of neighbouring garages will prevent any overlooking issues. .

Highway Safety

The proposed development would not result in providing additional bedroom accommodation and it would not result in a loss of existing off-street parking provision. As such this application is not considered to result in harm to highway safety.

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: 01.04.2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council