DELEGATED DECISION REPORT

SMD/2020/0033	**26 STONEHOUSE ROAD**	**PROPOSED SECOND STOREY**
Valid 20/01/2020	**WERRINGTON**	**SIDE EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

The impact on the character and appearance of the area
The impact on residential amenity
The impact on highway safety

DESCRIPTION OF SITE

The site is in the developed area of Werrington and comprises a 1930s semi-detached brick-and-tile dwellinghouse which is one of a row of similar houses which faces Stonehouse Road, a residential street, to the north and with the other houses lying either side to the west and east. There are also other similar houses opposite and also to the rear (south) to other side of the extensive rear gardens.

PROPOSAL

This is a full householder planning application for a first-floor side extension over an existing attached side garage and which would span the whole width of the garage but would be set back from the front wall of the garage and main house. The proposed roof would have the same fully hipped form as the main house but the ridge would be dropped slightly below the main roof ridge.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy (Adopted March 2014)

DC1 Design Considerations

National Planning Policy Framework (Feb 2019)

Sections 12 (Design).

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

The following policies are considered to be relevant to this application:

DC1 Design Considerations

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 24.3.20
Neighbour consultation period ends: 24.3.20
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Local Highways Authority

No objection.

OFFICER COMMENTS

Although the extension would result in a large and wide two-storey wing, the extension would be designed to appear subservient to the main house with front wall set back from the main front wall of the house and roof ridge dropped. There would also be a visible gap between the side structure and the side boundary, despite the boundary tapering inwards towards the house further to the rear. The scheme would therefore not result in a dwelling that appears overcramped within its plot and would respect the degree of spaciousness within the street scene. Its height, form (including roof form), materials and fenestration would harmonise with the existing original house.

With regard to residential amenity, the extension would not appear overbearing from the adjacent property to the west as the only significant side windows at this property are two windows placed on large side dormer at second floor/roof level and these would directly face the sloping roof of the extension rather than a blank wall and there would also be a significant gap between the dormer and the extension roof. As a result, there would be also be no significant loss of light affecting this property. In terms of privacy, the proposed windows would face the front and rear. The ones at first-floor level to the rear would serve a bathroom and a study and from these windows, overlooking only of the rear parts of the neighbouring rear gardens would result and this does not amount to a harmful loss of privacy.

The existing parking area within the site can accommodate three cars, excluding the garage space and this is in line with current Council car parking standards for the resultant 4 or 5 bed house.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the character and appearance of the area and would also not harm residential amenities of neighbouring properties. The scheme therefore complies with Policy DC1 in the Core Strategy, the forthcoming Local Plan and the government planning guidance in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 2.4.20

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council