DELEGATED DECISION REPORT

SMD/2020/0026 **Valid 15/01/2020**	**26 GREENMEADOW GROVE ENDON**	**PROPOSED EXTENSION TO REAR WITH PART GARAGE CONVERSION WITH EXTERNAL AND INTERNAL ALTERATIONS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The application is located on the south eastern side of Greenmeadow Grove, within an area that is predominantly residential in character. The site is rectangular in shape and is commensurate in size and layout to other plots within the wider housing estate. A detached bungalow occupies the north western half of the site. A detached single garage is located to the rear of the bungalow and sits adjacent to the north east site boundary. Vehicular access and off-street parking is also located adjacent to the north east boundary. Landscaped gardens are found to the front and rear of the bungalow. For the purposes of planning policy, the application site is located within the Endon Village Development Boundary.

PROPOSAL

Approval is sought for the construction of a single storey 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
SS8 Larger Villages 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

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

CONSULTATIONS

Publicity

Site Notice expiry date: 01.04.2020
Neighbour consultation period ends: 05.02.2020
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No objection.

Severn Trent Water

No comments to make. No drainage conditions required.

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 Endon Village 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 is characterised by a circa 1980's detached bungalow, which is of the same character and form as neighbouring bungalows located to the south west of the application site. Detached two storey dwellings extend in a linear form to the north east of the site and are also found opposite the site. As such the streetscene does not benefit from a strict sense of uniformity. Approval is sought for the construction of a single storey rear extension that will project 5.78m. The extension has been designed to reflect the same width, eaves level and ridge line of the existing bungalow. 6no. roof light windows are proposed and the rear extension is to accommodate bi-fold doors providing access to the rear garden with glazing panels above. The extension will connect to the existing garage which will accommodate a proposed utility room.

This application proposes an extension of a very generous depth. The agent has highlighted the 'larger homes' allowances of the General Permitted Development Order. As an application for Prior Determination for a larger homes extension has not been submitted I offer this no weight in my assessment.

Though the extension would project 5.78m, it would measure less than half the depth of the existing bungalow; A measurement that is generally considered to represent a proportionate form of development and therefore considered to be acceptable. External building materials are to match the existing dwellinghouse and the extension is considered to be appropriately respect the character and appearance of the existing bungalow. Additionally, the proposed rear extension would not be visible from public vantage points and would therefore not impact unduly on the character of the streetscene.

As part of this proposal, it is proposed that an existing upvc porch located on the north east elevation of the bungalow will be removed and replaced with a dual pitched canopy which is to rest of two posts. Due to the siting, scale and design of this element of the proposal, no concerns are had in respect of design.

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.

No.28 Meadow Grove bounds the application site to the north east. A single storey rear extension to this neighbouring property, together with the retention of the existing garage will serve to screen a significant proportion of the proposed extension from this neighbouring property. It is therefore not considered that the development would result in undue harm to the residential amenity of no.28 Greenmeadow Grove.

No.24 Greenmeadow Grove bounds the application site to the south west. A closed board timber fence serves to the shared site boundary and measures 1.8m in height. It is noted that a conservatory extension exists to the rear of no.24. 1m would exist between the proposed extension and the shared site boundary, commensurate with the separation distances of the existing bungalow. An eaves height of 2.1m is proposed which will measure 30cm above the height of the existing fence. A dual pitched roof is proposed and the roof will slope away from the shared boundary to a ridgeline that extends to a height of 4m. A site visit confirmed that there are no side facing windows located within the north east elevation of no.24. No side facing windows are proposed within the development. Taking account of these factors in addition to the siting of no.24 to the south west of the application site, it is not considered that the proposed development would result in an unacceptable effects of enclosure, overbearing impact, loss of daylight / sunlight or loss of privacy. As such it such is not considered that the proposed development would result in undue harm to the residential amenity of no.24 Greenmeadow Grove.

Highway Safety

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

This application seeks approval for works that will serve to reconfigure the existing accommodation. No additional bedrooms are proposed and will remain at 2no bedrooms. The proposed development will not result in a loss of existing off-street parking provision and provision will remain for the parking of 3no. vehicles which is considered to be acceptable to serve a dwelling of this size. The proposed development is therefore not likely to result in harm to highway safety.

CONCLUSION / PLANNING BALANCE

This application is considered o accord with the relevant policies outlined in the Staffordshire Moorlands Core Strategy, emerging Staffordshire Moorlands Local Plan and the National Planning Policy Framework. As such a recommendation of approval is provided.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 09.04.2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council