DELEGATED DECISION REPORT

SMD/2020/0051 **Valid 31/01/2020**	**SANDY LODGE** **CHEDDLETON ROAD** **LEEK**	**PROVISION OF FIRST FLOOR EN-SUITES** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- design
- neighbour amenity
- street scene

DESCRIPTION OF SITE
Distinctive large detached two storey pre-war dwelling in a large plot in cul de sac of similar typical of the earlier Birchall development. Striking twin gabled frontage – one more prominent and forward of the other. Side roof slopes sweep to eaves at ground floor ceiling level. White painted brick and white render. Reddish clay tile. The cul de sac is set up and parallel to the main road with trees and so the property is well set back (35m) and secluded from the main road frontage.

PROPOSAL
First floor side extension to part way over existing single storey with sweeping hipped roof slope. The extension is set back c.4.5m rear of the more forward of the two front gables. Material finishes proposed are walls in white render to match existing first floor walls and roof tiles stated as 'grey' clay to match.

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
SS5a Leek Area Strategy
DC1 Design Considerations

Local Plan Submission Version (February 2018)
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS5 Leek Area Strategy
DC1 Design Considerations

<u>Local Plan process</u>
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
None

CONSULTATIONS

Publicity

Site Notice expiry date: 09.04.2020
Neighbour consultation period ends: 21.02.2020
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Leek Town Council – none

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

Within the development boundary therefore acceptable in principle. The main considerations are design and neighbour amenity.

In its general approach, in accordance with policies SS1 and SS1a, the Council expects the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that planning applications that accord with the policies in the Core Strategy shall be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

(a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

(b) specific policies in that Framework indicate that development should be restricted.

Design

The proposal may be seen as being quite flamboyant but it can also be seen to successfully emulate and thereby be in-keeping with the existing house and its prominent roofing. On this basis it may reasonably be judged well designed.

The extension presents a first floor section of blank wall to the front but as this is recessed well behind the main twin gable its plain subservient nature is appropriate – there is an existing ground floor window retained.

Amenity

The adjacent detached two-storey neighbour – Redlands – to the south is set forward relative to Sandy Lodge. Although the proposal includes side windows in its first floor elevation facing the neighbour (potentially looking across the rear) these are in effect cut off by the existing garage of Sandy Lodge and its pitched roof. The widows anyway serve bathroom only and would be expected to be obscure glazed. No intrusions on neighbour privacy would arise. Being located to the north of the neighbouring dwelling there will be no overshadowing implications.

CONCLUSION / PLANNING BALANCE

As the application is found acceptable in terms of design without adverse impact for neighbour amenity or street scene the application is recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 9th April 2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council