DELEGATED DECISION REPORT

SMD/2020/0061	**2 BEAULIEU CLOSE**	**PROPOSED SINGLE STOREY**
Valid 24/02/2020	**WERRINGTON**	**PORCH & SHOWER ROOM**
		(FULL - HOUSEHOLDER)

MAIN ISSUES
Impact on the character and appearance of the area

DESCRIPTION OF SITE
The surrounding estate is a 70s development built along a series of cul de sacs that branch off the arterial estate road Chatsworth Drive in spurs. Beaulieu Close is one such spur that provides a small row of detached gable fronted dwellings. The dwellings in this row, like the applicant's, have tile cladding common to houses of the period.

2 Beaulieu Close is a dwelling at the end of the row on a corner plot where the Close has a junction with Chatsworth Drive. Its side elevation faces Chatsworth Drive and sits at a dropped level below the pavement, behind planting and a close boarded fence. There is approximately 4 metres between side elevation and boundary. Not an original part of the dwelling type, the front has the addition of a bay window capped with a hipped tiled roof.

PROPOSAL
To enlarge the dwelling with a single storey addition that would extend from the side elevation of the dwelling and provide a porch and shower room. The extension would be brick built and have a tiled hipped roof that would run to a point just below the first floor bathroom window.

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
SS6a Larger Village Strategy
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

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

SS1 Development Principles

DC1 Design Considerations

National Planning Policy Framework
Section(s) 2 Achieving sustainable development; 4 Decision making; 12 Achieving well designed places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS

Publicity

Site Notice expiry date: 23.03.2020
Neighbour consultation period ends: 17.03.2020
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Werrington Parish Council: Comments awaited

Severn Trent Water
No objection and no drainage condition is required.

OFFICER COMMENTS

Principle of Development
The site is within Werrington where the larger village area strategy SS6a applies. The strategy SS6a generally provides for development that retains and enhances its role as a rural service centre having regard to local needs, infrastructure, capacity and character. Such development might include the alteration and enlargement of a dwellinghouse to meet the needs of a resident. However, to be sustainable and strategy or NPPF compliant the development must represent good design that does not harm the character and appearance of the area or the amenity of neighbours to accord with policy DC1 of the Core Strategy, DC1 of the emerging Local Plan and section 12 of the NPPF. The emerging local plan does not introduce any material change to this approach.

Design and impact on character and appearance
The majority of the side addition would be hidden from view, at a dropped level behind the fence and planting. However, much of the hipped tiled roof would be apparent above fence line. Hipped roofs aren't original to the dwelling types within the estate but they are apparent in the immediate vicinity – the host dwelling has a small hipped roof above a bay window to the front and on the opposite side of Chatsworth Drive, the dwelling has a front porch addition with a hipped roof. The use of the hipped roof, as opposed to a gable, limits the presence of brick work that would be apparent immediately on the boundary.

Overall the addition would sit comfortably in this location, it would not appear obtrusive or unusual in the street scene and there would not be any harm to the character and appearance of the area.

Amenity
There is no issue here, the addition would not impact on any of the neighbour's outlook nor would it be positioned within proximity or line of sight from any of the neighbour's windows. Accordingly there would be no adverse impact on residential amenity.

The extension would not interfere with the existing parking arrangements to the rear of the property and therefore there would be no harm to highway safety.

CONCLUSION / PLANNING BALANCE
The modest addition would not harm the character and appearance of the area, residential amenity or highway safety and therefore complies with the relevant polices of the adopted Core Strategy and the emerging Local Plan.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 17/04/2020

X

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council