DELEGATED DECISION REPORT

SMD/2020/0057 **Valid 03/02/2020**	**11 WOODCROFT AVENUE LEEK**	**PROPOSED SINGLE STOREY EXTENSION TO ENLARGE KITCHEN AND PROVIDE A HOBBY ROOM/ADDITIONAL BEDROOM** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design, character and appearance;
- Amenity; and
- Highway safety

DESCRIPTION OF SITE

This application relates to a site located within an area that is predominantly residential in character. The site comprises of a rectangular plot that is positioned on the southern side of a residential cul-de-sac that is characterised by circa 1930's semi-detached dwellings of a similar ilk. For the purposes of this assessment, it is noted that the site falls within the Leek Town Development Boundary.

PROPOSAL

Approval is sought for the demolition of an existing attached single garage and single storey rear extesion and for 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
SS5a Leek Area 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:

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS5 Leek 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 site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 30.03.2020
Neighbour consultation period ends: 24.02.2020
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

No objection subject a condition that requires the provision of 2 no. parking spaces.

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 Leek 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.

Approval is sought for the construction of a single storey side and rear extension that is to wrap around the south western corner of the dwellinghouse. The extension is to projection 2.4m beyond the side elevation and 2m beyond the rear elevation. The extension would project 1m forward of the principal elevation, commensurate with the projection of the existing attached garage. External building materials are to match the host dwelling and fenestration details are considered to be acceptable. The extension has been designed to respect the character and appearance of the host dwelling and is considered to accord with policy DC1 of the Staffordshire Moorlands Core Strategy.

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.

A distance of 3.4m would remain between the proposed rear projection and the other half of the semi-detached pair. A similar distance to that which exists between this neighbouring property and an existing single storey rear extension, and one which will avoid any breach of the 45 degree line, particularly as the neighbouring dwelling has been extended to the rear with a conservatory. The site boundary is served by an established hedge which will offer some mitigation to the development, in particular the side window..

The site is bound by no.11A to the west. This neighbouring property occupies an elevated position. Due to the single storey nature of the proposed development and the change in levels it is not considered that the development would result in harmful effects to this neighbouring property. There are no principal side windows in the gable elevation of this property which would be affected

Highway Safety

Policy DC1 and T1 seek to achieve parking and access appropriate tot the development it serves. The proposed development would result in the loss of the existing garage. Sufficient space exists within the site frontage to accommodate an extension to the width of the existing driveway in order compensate for the loss of the garage. 2no. off-street parking spaces of 2.4m x 4.8m each could be provided and secured by an appropriately worded condition. SCC Highway Authority have raised no objection subject to a condition that requires details of on-site parking to demonstrate provision of 2 no. spaces prior to the commencement of development. As the requirement to provide two spaces will be trigger by the loss of the existing garage and provision can be met via the extension of the existing driveway by 800mm. It is considered unreasonable to request such details prior to commencement. It is however considered necessary to secure the provision of on-site parking in accordance with the dimensions provided prior to the demolition of the existing garage.

CONCLUSION / PLANNING BALANCE

This application is considered to adequately 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: 17.04.2020

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council