DELEGATED DECISION REPORT

SMD/2020/0114 **Valid 03/03/2020**	**WESTWINDS HAZLES CROSS ROAD KINGSLEY**	**PROPOSED SINGLE STOREY REAR EXTENSION AND PART GARAGE CONVERSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

The impact on the character and appearance of the area and residential amenity.

DESCRIPTION OF SITE

The site lies within the development boundary of Kingsley and is to the north of the main part of the village, comprising “ribbon development” along Hazlescross Road out towards open Green Belt land. It comprises a modern detached dwellinghouse which faces the road to the east and is amongst a row of dwellings to the north and south side, also facing the road. There are also dwellings opposite the road to the east. Open Green Belt land lies to the rear (west).

PROPOSAL

This is a full householder planning application for single-storey rear sun-room extension which would project from the rear wall by 5.0 metres and which would have matching brick and tile materials. The conversion of one half of the garage into a games room is also applied for.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy (Adopted March 2014)

DC1 Design Considerations

National Planning Policy Framework (Feb 2019)

Section 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: N/A
Neighbour consultation period ends: 24.4.20
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Local Highways Authority

No objection.

OFFICER COMMENTS

The site is located within the settlement boundary where there is a general presumption in favour of extensions to existing dwellings.

The extension, by virtue of its scale, form and materials would not detract from the character and appearance of the modern house and would be well screened from the road being to the rear of the property.

Given the separation to the side boundaries it would not lead to a loss of light affecting neighbouring properties or appear overdominant from them. As the extension is single storey, and in view of the existing boundary treatments there is no concerns regarding overlooking or a loss of privacy. The side wall facing the neighbours would not have any windows in any case.

The part conversion of the garage would not lead to any pressure to park cars on the road as the current driveway can easily accommodate at least three cars so there is no concern over the impact on highway safety.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the character, appearance or amenities of the area and therefore complies with the Core Strategy, the forthcoming Local Plan and the government planning guidance in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 28.4.20

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council