DELEGATED DECISION REPORT

SMD/2020/0122	**HANBURY HOUSE MAIN**	**PROPOSED DETACHED**
Valid 04/03/2020	**ROAD**	**GARAGE AND LOG STORE**
	WHISTON	**WITH STORAGE AREA OVER**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Scale, design and appearance;
- Landscape character impact;
- Amenity; and
- Highway safety

DESCRIPTION OF SITE

The application site occupies a spacious plot positioned within a linear pattern of development on the southern side of Main Road, Whiston. The site rises upwards from the highway and levels as you reach the dwellinghouse. The land then falls away to the rear. The site comprises of a two storey detached dwellinghouse that is positioned centrally within the plot. The site is commensurate in terms of scale and nature to neighbouring properties within the ribbon. A series of detached domestic outbuildings are found to the rear of the dwelling house adjacent to the north east site boundary. For the purposes of this assessment the application site falls within the Countryside.

PROPOSAL

Approval is sought for the demolition of an existing structure and for the construction of a double garage with log store and storage accommodation to the first floor.

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
SS6c Other Rural Areas Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12

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

SS10 Other Rural Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2007/0619	Detached dwelling (Outline) Refused
SMD/2013/1131	Proposed removal of existing UPVC conservatory and construction of single storey sun room Approved
SMD/2014/0176	Proposal to re-skin the whole property Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 06.04.2020
Neighbour consultation period ends: 26.03.2020
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Kingsley parish Council recommend approval.

Staffordshire County Council Highways

No objection, no conditions recommended.

Severn Trent Water

No objection, no drainage conditions required.

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 the Countryside and falls outside of a defined settlement boundary as defined in the Site Allocations DPD. In accordance with policy SS6c, these areas will provide only for, amongst other things, development which meets an essential local need. This includes allowing for the extension of or replacement of an existing building in accordance with policies R1 and R2.

Policy R1 states that appropriate development should not harm the rural character and environmental quality of the area by virtue of scale, nature and level of activity involved. Policy R2 permits extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwellinghouse and character of the rural area.

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 the architectural style of new development should be guided through and assessment and understanding of the character and context of the area. Design solutions should respond to the local tradition but without slavishly copying it. A new building should respect the scale of those around it and building materials should either match or complement those of the area.

The proposed development comprises of a one and a half storey building that is to accommodate a double garage and log store to the ground floor and storage accommodation within the eaves. The building is to occupy an rectangular footprint with a dual pitched roof. 3 no. dormer windows are proposed to the rear. the building is to be positioned to the north east of the existing dwellinghouse and when viewed

from the highway, it will have the appearance of a single storey triple garage. Externally, building materials are to comprise of douglas fir feather edge board cladding to the front, rear and upper section of the gable ends, weinerberger (Turka Kassandra Multi) brickwork to the lower sections of the gable ends and smooth grey plain tiles to the roof. The building has been appropriately designed to reflect the scale and proportions of a domestic outbuilding whilst respecting the dominance of the main dwellinghouse.

Amenity

Paragraph 127f) of the NPPF seeks to secure a good standard of amenity for existing and future occupants of land and buildings. Local Plan policy DC1 requires that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, overbearing impact or other adverse impacts on local character and amenity.

The layout of the proposed scheme would achieve a satisfactory relationship between the proposed dwellinghouse and those neighbouring the site. As such the development is unlikely to result in substandard levels of amenity for future occupiers.

Highway Safety

Policy DC1 and T1 seek to achieve parking and access appropriate tot the development it serves. The proposed development would not result in the loss of existing on site parking provision. No alterations are proposed to the existing access arrangements. No objection has been raised by the highway authority.

CONCLUSION / PLANNING BALANCE

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

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 29.04.2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council