DELEGATED DECISION REPORT

SMD/2020/0075 **Valid 12/02/2020**	**48 ASH BANK ROAD** **WERRINGTON**	**SINGLE STOREY REAR EXTENSION AND REFURBISHMENT WORKS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development (Green Belt);
- Design and visual impact;
- Neighbour amenity;
- Parking;
- Drainage;
- Coal

DESCRIPTION OF SITE

The application site is 48 Ash Bank Road Werrington which contains a detached bungalow and generously sized rear garden/amenity area. The dwelling sits to the south of Ash Bank Road and is orientated to face towards the north. There is off-road parking and a front garden/amenity space. At the time of the site visit there were builders on the site and part of the rear of the house had been demolished. Boundaries consist of hedgerows/tree planting.

For the purposes of planning policy consideration the application site is located within the Green Belt and is identified as forming part of a low risk coal development area.

PROPOSAL

The application is for a single-storey rear extension to provide open-plan kitchen, dining and living room accommodation. Other internal alterations would see the removal of internal walls to relocated rooms including a bedroom and kitchen as well as forming a utility room. the extension would project between approximately 8m and 9m from the rear wall of the original bungalow (variation due to staggered arrangement of rear wall). Once formed, the extension would 'square off' the footprint of the dwelling.

The large flat roof would contain two hipped-roof shape glazed lanterns and it would be slightly higher than the existing bungalow eaves. The extension and the existing dwelling would be finished with render (smooth finish, white colour K-Render). New windows would be contained within the western and southern facing elevations with those on the southern elevation being folding, glazed doors.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6a	Larger Villages Area Strategy

SS6c	Other Rural Areas Area Strategy
SD1	Sustainable Use of Resources
DC1	Design Considerations
DC3	Landscape and Settlement Setting
R1	Rural Diversification
R2	Rural Housing
T1	Development and Sustainable Transport

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.
2. Space About Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

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

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS8	Larger Villages Area Strategy
SD1	Sustainable Use of Resources
DC1	Design Considerations
DC3	Landscape and Settlement Setting
E1	New Employment Development
H1	New Housing Development
T1	Development and Sustainable Transport
Appendix 8	Parking Guidance

National Planning Policy Framework

Including sections;

2: Achieving sustainable development
6: Building a strong, competitive economy
9: Promoting sustainable transport
12: Achieving well-designed places
13: Protecting Green Belt land.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0634	Single-storey rear extension and refurbishment works. Application withdrawn.

CONSULTATIONS

Publicity

Site Notice expiry date: 25/03/2020.
Neighbour consultation period ends: 05/03/2020.

Public Comments: No representations received.

Werrington Parish Council: No representations received.

Severn Trent Water: No objections to the application and no drainage condition is required. Informative to state that there ay be a public sewer running through the site.

OFFICER COMMENTS

Principle of Development

The application site is located within the Green Belt therefore requiring consideration of section 13 of the National Planning Policy Framework (NPPF) and the relevant Green Belt/open countryside policies of the Councils adopted Core Strategy Development Plan (policies listed above). Paragraph number 145 of the NPPF states that Local Planning Authorities should regard the construction of new buildings as inappropriate development unless they comply with one of the 7 listed exceptions. One of the exceptions is part C) 'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.' Paragraph 143 (NPPF) states that 'inappropriate development is, by definition, harmful to the Green belt and should not be approved except in very special circumstances.' Consideration is therefore given to whether the proposed extension (together with any previous additions) result in a 'disproportionate addition' and if so whether there are any very special circumstances to justify the development.

Core Strategy policy SS6c allows for the conversion, extension or replacement of an existing rural building in accordance with policies R1 and R2. Policy R2 allows for domestic extensions within the rural areas where they are 'appropriate in scale and design and do not have a detrimental impact on the existing dwelling and character of the rural area'. Core Strategy policy DC1 is a focused design policy where there is a requirement for schemes to be of a high quality and add value to the local area. The policy also requires for proposals to be designed to respect the site and their surroundings and protect the amenity of the area including residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Determination of whether the extensions to the dwelling are inappropriate development involves assessment of their design.

Design and visual impact

As outlined within National and local planning policies, well-designed developments should be sought. To this end the NPPF section 12 is relevant in that it outlines good design being a key aspect of sustainable development (the ultimate aim of the NPPF). Paragraph number 127 is relevant in stating that developments should function well and add to the overall quality of the area, are visually attractive and are sympathetic to local character/history. At the local level the design policies (including Core Strategy policy DC1) clearly express the need for securing well-designed developments, as do the councils adopted Supplementary Planning Guidance and Supplementary Planning Documents. Extensions should be subordinately sized compared to the existing building so that the original building dominates and the size and shape of extension should be designed to ensure the new addition fits neatly with the old. Extensions should also integrate with the original building by the use of similar details and materials.

This application clearly proposes a development which is disproportionately sized; the side elevations demonstrate that whilst the roof level would be lower, this would not be a 'secondary' addition due to the projection length of between approximately 8m and 9m. Furthermore the extensive flat roof area would be completely, visually at odds with the hipped roof arrangement of the original dwelling to the detriment of its overall appearance. It is clarified that there are no objections to the use of render. The existing bungalow has a render finish and therefore from the roadside there would be no significant streetscene alteration.

Neighbour amenity

The application dwelling has neighbouring properties on both sides. The dwelling to the east (number 50 Ash Bank Road) is at a higher land level than the application property and whilst it (number 50) does have windows within its side elevation they are at a sufficient height so as not to be affected by the proposal either in terms of overbearing development or development which may restrict daylight from entering the rooms.

The application does raise concerns in terms of the neighbour amenity impact upon number 46 Ash Bank Road (to the west). This dwelling sits at a lower land level and, during the site visit, it was noted there was a kitchen window facing directly towards the shared boundary with the application site. Further inspection revealed that this is a principal kitchen window and therefore should be afforded protection in accordance with the council's Space About Dwellings standards as well as other policies relating to neighbourly development. It is noted that the occupant of number 46 has not objected to the application but this in itself does not override any policy concerns. An extension in the location proposed would appear as overbearing and oppressive to the neighbouring window and likely resulting in blocking sunlight throughout the day. For these reasons it is concluded that the application is unacceptable in terms of neighbour amenity impact.

Parking

Appendix 8 of the Local Plan (Submission Version) has been taken into account. There is off road parking at the property and the plans do not propose to change this arrangement and although the dwelling is being extended the number of bedrooms (three) will remain the same.

Drainage

Severn Trent Water have confirmed they have no objections to the application and do not require any drainage conditions to be added to the decision notice in the event of the application being approved. Severn Trent do however state that there may be a public sewer running through the site and this information (including the requirements/responsibilities of the developer) could be conveyed through the use of an informative note added t any approval certificate.

Coal

Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is considered reasonable to consider the surrounding area and any coal mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. The Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

CONCLUSION / PLANNING BALANCE

The proposed extension would amount to a disproportionate addition to the original building consequently reducing openness and comprising inappropriate development within the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, none of which have been demonstrated. Furthermore the extension would be unacceptable in terms of neighbour amenity impact, specifically upon the principal kitchen window of the neighbouring dwelling (number 46 Ash Bank Road).

For reasons including design, size and adverse neighbour amenity impact the proposed extension is unacceptable and refusal is recommended. The concerns were relayed to the applicant/planning agent and a suggestion to reduce the length of the extension was put forward by the applicant. Whilst no scaled proposals were drawn, the image suggested a reduction of approximately 1.5m however this change would not have removed either the design or neighbour amenity concerns outlined above.

OFFICER RECOMMENDATION : Refuse.

Case Officer: Lisa Jackson
Recommendation Date: 01/05/2020.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council