DELEGATED DECISION REPORT

SMD/2020/0177	**4 SANDON CLOSE**	**FRONT PORCH AND BAY**
Valid 30/03/2020	**CRESSWELL**	**WINDOW EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity;
- Parking;
- Drainage.

DESCRIPTION OF SITE

The application site is number 4 Sandon Close Cresswell, a two-storey, pitched roof dwelling with an attached, flat roof, single garage. The dwelling occupies a visually prominent and slightly elevated roadside location and is one of a row of similarly designed dwellings on this side of Sandon Close, some of the dwellings have been altered including the addition of tiled canopies and pitched roofs. There is an off-road parking area at the front of the house and a planting area. There are no large boundary fences or walls at the front of the house.

Whilst the application site forms part of an established residential area it does in fact have an open countryside designation, it is not Green Belt land. The site does not form part of any settlement/development boundary.

PROPOSAL

This is a simple householder application for the erection of front porch/bay window extension. The dwelling already benefits from a flat roof front porch; this proposal would see the door repositioned to the roadside fronting wall, the addition of a pitched roof and the forming of a box-bay window underneath a lean-to canopy roof. The application form states that all new bricks and tiles would match those of the existing house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6c	Other Rural Areas Area Strategy
DC1	Design Considerations
R1	Rural Diversification
R2	Rural Housing
T1	Development and Sustainable Transport

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to 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
SS10	Other Rural Areas Strategy
DC1	Design Considerations
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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 11/05/2020.
Neighbour consultation period ends: 21/04/2020

Public Comments: No representations received.

Draycott Parish Council: No representations received.

Severn Trent Water: No objections and no drainage conditions are required. Advise that there may be a public sewer located within the application site.

Staffordshire County Council Highways: No objections.

OFFICER COMMENTS

Principle of Development
Although the application site is designated as forming part of the 'open-countryside' this is very much a residential area where alterations and extensions have been made to other properties. There are no 'in-principle' objections to this application. Core Strategy policies SS6c and R2 can often allow support of domestic extensions provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and character of the rural area.

Design/visual impact
The proposal is for a well-designed and visually simple extension. The pitched porch roof and sloping canopy roof are welcome design features, the replacement of the flat roof is welcomed and the box-bay window is proportionately sized for this principal elevation location. The applicants propose to use building materials to match those of the existing house. There are no design objections to this scheme; the additions are subordinate in their size when compared to the size of the existing house. Whilst the alterations are on the principal elevation and will be visually prominent within the street scene, they do not detract from the appearance of the house, rather they enhance it. During the site visit it was noted that a number of other properties had benefitted from minor alterations and extensions to their principal elevations and therefore this scheme would not be visually intrusive or interrupt the character of the area. A suitably worded condition would secure matching external materials.

Neighbour amenity
There are no neighbour amenity objections to the development. The small scale of the works and the fact that both neighbouring properties are separated from the application dwelling by a garage ensures that the new build would not be overbearing to any neighbouring dwelling or result in any adverse overlooking relationship. No neighbour objection letters have been received.

Parking
Off-road parking is provided at the front of the house by a drive which can easily accommodate 2 vehicles and there is also a single garage. The formation of the box-bay would result in some minor encroachment into the parking area but not enough to result in the loss of a parking space.

Drainage

Severn Trent Water have not raised any objections to this application, commenting that 'as the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.' Severn Trent advise that there may be a public sewer located within the application site and a suitably worded informative note on the decision notice can inform the owner/developer of his/her responsibilities.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 14/05/2020

X

Signed by: Jane Colley
On behalf of Staffordshire Moorlands District Council