DELEGATED DECISION REPORT

SMD/2020/0184 **Valid 01/04/2020**	**61 OAKHILL CLOSE** **UPPER TEAN**	**TWO STOREY SIDE EXTENSION TO ENLARGE KITCHEN, PROVIDE UTILITY AND AN ADDITIONAL BEDROOM** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises a semi-detached dormer bungalow located on a corner plot at the end of a residential cul-de-sac. The application site is located within the village boundary of Upper Tean.

PROPOSAL

Full planning permission is sought to erect a two-storey side 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
SS6a Larger Villages 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 undertaken 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 had 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) and 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; and
- 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's 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
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Two previous approvals for an extension (1980) and a conservatory (2011) but nothing of direct relevance to this planning application.

CONSULTATIONS

Publicity

Site Notice expiry date: 27/05/2020
Neighbour consultation period ends: 22/04/2020
Press Advert: N/A

Public Comments: None received

Town / Parish Comments: None received

Severn Trent Water: No objection

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2019) 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 (2019) 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 NPPF (2019).

The dwellinghouse is located within the Development Boundary of Upper Tean; a 'larger village' as identified by Core Strategy policy SS6a. Extensions to dwellinghouses in larger villages are considered acceptable in principle as they accord with both 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 NPPF (2019) 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.

The application site comprises a semi-detached dormer bungalow, whereby the eaves to both the front and back elevations extend to ground floor level and flat-roofed dormer windows are located in both roofslopes. The proposed extension would be attached to the western side elevation of the dwellinghouse; it would be stepped back one metre from the front elevation, whilst the rear elevation will be flush with the original dwellinghouse. A small flat-roofed dormer window would be positioned within the front roofslope whilst the existing flat-roofed rear dormer window would be extended across the rear roofslope of the extension. The extension would be constructed of materials to match those on the existing dwellinghouse.

To improve the design of the proposed extension, a revised drawing was requested to extend the eaves lower on the front elevation in order to reduce the amount of exposed brickwork and to match the large overhang on the existing roof. The agent submitted a revised drawing that has reduced the eaves height. However it could not match that on the original dwelling as the agent explained that there needed to be enough clearance for a vehicle to be able to park on the driveway immediately in front of the extension. However the revised eaves detail is considered to improve the appearance of the proposed extension and the extension will appear subordinate to the existing dwellinghouse.

The dwellinghouse is located at the top of a cul-de-sac on a corner plot. Due to the arrangement of the dwellings and the set-back of the proposed extension, it is likely that the existing dwellinghouse will shield most of the extension from view. This part of Oakhill Road comprises a number of semi-detached dormer bungalows of the same design and materials. However the majority of the dwellings have been altered and extended, with a number having a single storey side extension. Permission has also previously been approved in 2010 for a 2-storey side extension at No. 52 that was flush with the front elevation. Due to the siting, scale and set-back of the proposed extension and the variety of extensions and alterations that have taken place on the other properties along this part of Oakhill Road, it is not considered that the proposed extension would have a detrimental effect on the character or appearance of the street scene.

Amenity

Core Strategy policy DC1 and paragraph 127(f) of the NPPF (2019) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The application site is located on a corner plot at the top of a cul-de-sac, resulting in the front elevation of the dwellinghouse overlooking the front garden and driveway of No. 63 Oakhill Close. The proposed two-storey side extension will be attached to the western side of the dwellinghouse and will directly face the side elevation of No. 63.

Within the side elevation of No. 63 Oakhill Close is a door and a first floor obscure glazed bathroom window. The proposed extension would be sited approximately 10 metres from No. 63 and the front elevation would overlook the neighbouring property's driveway. It is for these reasons that it is not considered that the proposed extension would have a detrimental affect on the privacy of No. 63 Oakhill Close.

The application site is located southwest of No. 63 Oakhill Close and therefore the proposed extension will cause some shadowing to the neighbouring property. However as the only window in the neighbour's side elevation is to a bathroom and any shadows will fall across the neighbour's driveway and garage rather than their private amenity space, it is not considered that the proposed extension would have a detrimental or overbearing effect on the level of sunlight and daylight at No. 63.

A ground floor kitchen window and door and a first floor high-level secondary bedroom window are proposed in the western side elevation of the proposed extension. These windows will directly face across the side garden of the application site due to the angled corner-plot boundary and therefore they won't have a detrimental effect on the amenity of No. 63 Oakhill Close.

To the south and west of the property are fields that comprise open countryside, whilst the attached dwellinghouse will not be affected by the proposed development due to its siting.

For the reasons outlined above it is considered that the proposed extension would not have a detrimental effect on neighbouring amenity.

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

There will be no increase in the number of bedrooms at the property as the smallest bedroom within the existing dwellinghouse will become the en-suite to the new master bedroom. The proposed extension will not affect the existing driveway or detached garage and off-street parking will be maintained for three vehicles. It is therefore not considered that the proposed extension will have a detrimental effect on highway safety.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development (as shown on the revised drawing) is considered to accord with the relevant policies contained in the Staffordshire Moorlands Core Strategy, the NPPF (2019) and the emerging policies in the Staffordshire Moorlands Local Plan. As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to conditions

Case Officer: Ailsa Berry
Recommendation Date: 28th May 2020

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council