DELEGATED DECISION REPORT

SMD/2020/0159 **Valid 31/03/2020**	**11 PARK DRIVE** **WERRINGTON**	**SINGLE STOREY REAR AND SINGLE STOREY SIDE EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The site lies within the development boundary of Werrington and is to the east of the village centre. It comprises a semi-detached bungalow at the end of a cul-de-sac. The attached bungalow lies to the south-east and there are neighbouring bungalows which face Park Drive to the north-west. There are other dwellings to the rear of the site to the south.

PROPOSAL

This is a full householder planning application for single-storey side and rear extensions. The entrance door is currently to the side of the dwelling and a replacement entrance would be placed on the side wall of the side extension.

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.

CONSULTATIONS

Publicity

Site Notice expiry date: 2.6.20
Neighbour consultation period ends: 2.6.20
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Severn Trent Water

No objection.

OFFICER COMMENTS

The extensions would have fully hipped roofs to match the existing bungalow and with ridges dropped below the main ridge allowing them to appear subservient to the host dwelling. The front wall of the side extension would also be set back behind the main front wall of the dwelling to respect the primary front elevation of the bungalow. The rear extension would not be visible from the road. The finishing materials and fenestration (visible from the road) would also largely harmonise with the bungalow. The scheme would comply with the Council's 2018 design guidance.

With regard to the impact on the residential amenities of the neighbours, the side extension would be a considerable distance from other dwellings and would not impact on light provision or appear overbearing from other properties. None of the windows from either extension would overlook other properties to a harmful extent as they would be at ground floor level and there is adequate boundary screening.

The rear extension would project 4.0 metres along the side boundary from the rear wall of the bungalow (an original rear wall) and as a result would break a 45 degree line measured from primary rear windows of the attached neighbouring bungalow, contrary to the Council's Space About Dwellings design guidance. However, I do not consider this would harmfully lead to a loss of light provision to the neighbours. The first three metres of the side boundary is marked by a 1.0m high wall with a trellis on top so therefore a rear extension would have the potential to block sunlight in the evening. However, the rear elevations of the two adjoining bungalows face south-west and the proposed roof slopes away from the side boundary, helping to limit the loss of evening sunlight to the neighbour's rear rooms and is also hipped back. There is a robust 3.0m high hedge on the same side boundary after the wall and trellis, approx 3.0 metres from the rear wall of the bungalows and which is above the eaves height of the bungalows. So reducing the projection of the rear extension from 4.0 metres to 3.0 metres, which is the max distance a single-storey rear extension could be built on a semi-detached dwelling without needing planning permission, would not have any less impact on the light and sunlight provision to the back of the neighbours bungalow. i.e. a 3m projection from the rear wall would still occupy the gap between the hedge and rear walls and still have some limited impact on evening sunlight entering the adjacent property. The occupants of the adjoining bungalow have not submitted any objections to the proposal. On balance therefore it is not considered that a refusal of planning permission on amenity grounds could be sustained, notwithstanding the breach of the 45 degree line in this case.

CONCLUSION / PLANNING BALANCE

The proposed extensions, despite leading to some limited loss of evening sunlight to the rear of an adjoining dwelling, would not cause any overall significant harm to the overall residential amenities or living conditions of the neighbours and would not be any more harmful than a rear extension carried out under "permitted development" i.e. an extension projecting just 3m from the rear wall. The extensions are also well designed and would harmonise with the overall design and appearance of the bungalow on site. The proposal would therefore comply with Policy DC1 of the Core

Strategy, Policy DC1 of the forthcoming Local Plan and the design chapter in the government planning guidance contained in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 2.6.20

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council