DELEGATED DECISION REPORT

SMD/2020/0126	**7 GILBERN DRIVE**	**PROPOSED FIRST FLOOR**
Valid 23/04/2020	**BIDDULPH**	**SIDE AND REAR EXTENSION**
		(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 two-storey semi-detached dwellinghouse built of brick with the first floor front elevation timber boarded and a concrete tiled roof. The property is located on a cul-de-sac and forms part of a wider housing development within the Development Boundary of Biddulph. The dwellinghouse is sited so that it is positioned at a 45-degree angle to the road.

The dwellinghouse has been extended to the front and side with a single storey brick built extension with a concrete tiled part hipped, part lean-to roof. A detached single storey garage with a flat roof is located within the front garden of the property, to the side of the existing dwellinghouse.

The cul-de-sac comprises mainly semi-detached dwellinghouses of a similar appearance to the property at the application site, with 1no. detached two-storey dwellinghouse located in the corner of the cul-de-sac. The Biddulph Valley Way is located adjacent to the property, which contains a number of mature trees.

PROPOSAL

Full planning permission is sought to erect a first floor side/rear 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
SS5b Biddulph 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
SS6 Biddulph 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

SMD/2008/0146 Replace flat roof with pitched roof and alterations to windows on existing side extension
Approved 30/04/2008

SMD/2019/0696 Proposed first floor side and front extension
Refused 23/01/2020

CONSULTATIONS

Publicity

Site Notice expiry date: 22/06/2020
Neighbour consultation period ends: 20/05/2020
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Biddulph Town Council's recommendation – no adverse comments, subject to any neighbours' valid planning concerns.

Severn Trent Water: No objection and do not require drainage condition to be applied.

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 Biddulph; a 'town' as identified by Core Strategy policies SS5 and SS5b. Extensions to dwellinghouses in towns is 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.

This application is a resubmission of a recently refused scheme that proposed a first floor extension above the existing single storey front and side extension. The refused scheme was not considered to comply with the adopted Design Guide in respect of the proposed first floor front extension as it was considered dominant and out-of-character with the street scene.

This application sets back the proposed first floor side extension from the front elevation of the original house and extends beyond the original rear elevation by 1.8 metres with a two-storey extension. The extension will use brick and tile to match the existing dwellinghouse. The side extension will have a pitched roof to match the existing dwellinghouse, whilst the two-storey rear extension will have a gabled pitched roof that is significantly lower than the ridge of the proposed pitched roof. The proposed extension will appear subordinate to the existing dwellinghouse due to the proposed set back and its design will complement the property's character and appearance.

The proposed extension will not be highly visible from within the street scene due to the angled nature of the dwelling within its plot; its location at the end of one side of the cul-de-sac; and the proposed set back. The property is located adjacent to the Biddulph Valley Way however the proposed extension will not be highly prominent from this area of public open space due to the density of the mature trees along the valley sides. It is for these reasons that it's not considered that the proposed extension would have a detrimental effect on the character and appearance of surrounding area.

It is for these reasons it is considered that the proposed extension has overcome the concerns of the previously refused scheme and it now complies with the Council's Design Guide SPD.

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 proposed extension will not directly face another dwellinghouse to the rear and it will be no closer to the property on the opposite side of Gilbern Drive than the existing dwellinghouse. No properties are located to the east of the application site, as it is bounded by the Biddulph Valley Way.

The attached neighbouring property, No. 5 Gilbern Drive, is located to the west of the application site. The proposed two-storey rear extension will be positioned so as not to cross the 45-degree line when measured from the neighbouring property's closest window and no windows will be positioned in the western side elevation of the proposed extension that would overlook the neighbouring property. It is for these reasons that it is not considered that the proposed extension will have a detrimental impact on the amenity of No. 5 Gilbern Drive.

Highway Safety

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

The proposed extension will result in the number of bedrooms at the property increasing from three to four. The proposed extension will not affect the existing driveway or detached garage. The parking standards contained within Appendix 8 of the Local Plan Submission Version states that a minimum of 3no. off-street parking spaces need to be provided.

The property has a driveway that can accommodate 2no. vehicles and a detached garage that is of a size that can accommodate a vehicle. There is also further space in front of the dwellinghouse and to the side of the garage that could be utilised for further off-street parking, if so desired. For these reasons it is considered that sufficient off-street parking is available at the property in order not to pose a highway safety issue.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development 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: 24/06/2020

X 

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council