DELEGATED DECISION REPORT

SMD/2020/0044 **Valid 28/01/2020**	**123 HIGH LANE** **BROWN EDGE**	**FIRST FLOOR SIDE EXTENSION AND RETENTION OF GABLE ROOF TO PREVIOUSLY APPROVED TWO-STOREY 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 faced with render with brick quoins and a tiled roof. The dwellinghouse is sited on a residential street within the village of Brown Edge. The rear garden of the property falls away sharply, with open countryside (designated as Green Belt) to the rear.

BACKGROUND

During the course of the application it was noted that the previous planning permission for a two-storey rear extension had not been constructed in accordance with the approved plans. The two-storey rear extension had been constructed with a gabled roof, rather than a hipped roof. The Planning Officer spoke to the applicant and this application has therefore been amended to retain the gable to the two-storey rear extension.

PROPOSAL

Full planning permission is sought to erect a two-storey side extension which will comprise an open-sided car port to the ground floor and living accommodation to the first floor. Permission is also sought to retain the gable to the two-storey rear extension (as shown on the submitted drawing).

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

HNT/2014/0025 Rear single storey extension
Permitted development 13/11/2014

SMD/2015/0643	Retention of two-storey rear extension Refused 03/12/2015
SMD/2016/0086	Retention of part single, part two-storey rear extension at No. 121 and two-storey rear extension at No. 123 Approved 14/04/2016
SMD/2019/0286	First floor side extension Refused 02/07/2019

CONSULTATIONS

Publicity

Site Notice expiry date: 24/03/2020
Neighbour consultation period ends: 18/02/2020
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 Brown Edge; 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.

Two-Storey Side Extension

This application follows a previous application for a two-storey side extension. That extension had a flat roof and an eaves height that was higher than the eaves of the existing dwellinghouse. The design of the extension was therefore not considered to comply with the Council's Design Guide and was therefore refused.

This application comprises a re-submission. The eaves have been dropped to the same height as the existing dwellinghouse and the flat roof has been replaced with a hipped roof. The proposed two-storey side extension will be stepped back from the front elevation by 0.7 metres, resulting in the extension being subordinate in scale and design. It will comprise an open-sided car port to the ground floor and living accommodation to the first floor. The extension will be faced in render with a tiled roof to match the existing dwellinghouse. The proposed extension will therefore complement the character and appearance of the existing dwellinghouse.

The surrounding area comprises a residential street with a mix of two-storey detached and semi-detached houses and detached bungalows. The properties all comprise different designs and materials. The proposed two-storey side extension would therefore not have a detrimental effect on the character or appearance of the street scene.

Retention of Gable not built in Accordance with SMD/2016/0086

The two-storey rear extension was supposed to have a hipped roof, however it has been constructed with a gable roof. The rear elevations of No's 119, 121 and 125 High Lane have gables to their rear elevations. The land to the rear of the application site comprises an area of woodland with farmland beyond. No public footpaths are located in close proximity of the application site. The gable roof will therefore not be

highly visible from public vantage points. Given the similar appearance of the neighbouring properties, the proposed gable will not have a detrimental effect on the character or appearance of the existing dwellinghouse or the surrounding area.

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.

A detached bungalow is located to the northeast of the application site (No. 125 High Lane). Planning permission was granted in 2012 to extend this property with a first floor by increasing the height of the ridge and forming gables to the front and rear. An obscure glazed ground floor window serving a WC is positioned within the side elevation facing towards the application site, but is largely screened by an existing closed boarded boundary fence that measures approximately two metres in height. 4no. windows are located in the roofslope facing towards the application site, however these serve a bathroom, an en-suite and two serve the staircase; all of which are secondary windows.

No windows are proposed in the side elevation of the proposed two-storey side extension and the gable roof of the existing two-storey rear extension will be largely obscured by the proposed side extension. No. 125 HighLane extends beyond the rear elevation of the dwellinghouse at the application site by approximately three metres and therefore the proposed two-storey side extension will comply with the 45-degree guideline. It is for these reasons that the proposed extension and the existing gable roof to the two-storey rear extension will not have a detrimental effect on the amenity of No. 125 High Lane.

The attached dwellinghouse (No. 121 High Lane) is located to the southwest of the application site. This property has recently been extended to the rear with a two-storey extension of the same design as that built at the application site and a single storey rear extension (both not built in accordance with the approved plans). The proposed two-storey side extension will not extend beyond the rear elevation of the existing dwellinghouse and the gabled roof is identical in appearance to that constructed at No. 121. The proposed extension and the retention of the gable roof will therefore not have a detrimental effect on the amenity of this property.

The dwellinghouse is sited approximately 30 metres from the dwellinghouses on the opposite side of High Lane and due to the set back of the proposed two-storey side extension, there would be a greater separation distance than the existing house. The proposed two-storey side extension would therefore not have a detrimental effect on the amenity of these dwellinghouses

No properties are located to the rear of the application site.

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 extension will increase the number of bedrooms at the dwellinghouse from three to five. There is currently space within the front and side gardens for the parking of 3no. vehicles. The proposed extension will maintain this level of parking due to the open-sided car port design to the ground floor of the two-storey side extension. It is for these reasons that it is considered that a sufficient level of parking will be available at the property.

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: 10/07/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council