DELEGATED DECISION REPORT

SMD/2020/0144 **Valid 13/03/2020**	**10 CELLARHEAD ROAD** **CELLARHEAD**	**RE-ROOFING THE PROPERTY WITH A PITCHED ROOF WITH AN INTERLOCKING LIGHTWEIGHT SLATE ROOF FINISH. THE OVERALL EXTENSION TO THE REAR OF THE EXISTING BUILDING LIMITED TO THE ORIGINALLY SIZED PROPOSAL OF 8M DEEP.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design, character and appearance;
- Amenity;
- Highway safety.

DESCRIPTION OF SITE

The application site comprises of a detached flat roof bungalow located on the northern side of Cellarhead Road and set on the fringe of a modern housing estate. An open landscaped garden sits between the principle elevation of the highway boundary. An enclosed landscaped garden is located to the rear. Off-road parking is provided adjacent to the western boundary which also serves as access to a detached single garage. The application site is bound by residential properties to the north, east, and west. Beyond Cellarhead Road to the south is open Green Belt land. For the purposes of this assessment it is noted that the site falls within the Werrington and Cellarhead Village Development Boundary.

PROPOSAL

Approval is sought for the construction of a single storey rear extension and for the construction of a dual pitch roof extension that is to replace the existing roof of the bungalow.

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

SS6 Rural Areas
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 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:

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) 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HNT/2019/0010 Erection of single storey rear extension with a flat roof, extending beyond rear wall of the dwelling measured externally

8m and maximum height measured externally from the natural ground level 3m
Householder Notification – Permitted Development

CONSULTATIONS

Publicity

Site Notice expiry date: 17.06.2020
Neighbour consultation period ends: 06.04.2020
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

No objection.

Severn Trent Water

No objection.

OFFICER COMMENTS

Principle of Development

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

The application site falls within the Werrington and Cellarhead Village Development Boundary where the principle of development is considered to be acceptable.

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 scale, density, layout, siting, landscaping, character and appearance. Paragraph 127 of the National Planning Policy Framework 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. Furthermore, 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 proposed development comprises the construction of a substantial single storey rear extension and pitched roof extension to the existing bungalow. The development would serve to enhance the appearance of the bungalow and better reflect the character of neighbouring properties. At a depth of 8m I cannot conclude that the extension is proportionate to the scale of the host bungalow. However the site does benefit from a Householder Notification which permits an extension of the same depth under permitted development. The proposed development would appear visually more conducive to the site and streetscene context compared to that achievable under permitted development.

Amenity

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

The site is bound by residential properties to the north, east and west. Sufficient distance will remain between the proposed development and the neighbouring property to the north to not raise undue concern. An existing detached garage is to be retained and would serve to mitigate any impact to the east. The greatest impact would be felt to the west. A site visit confirmed that the affected elevation of no.10A contains a habitable room window which will sit 3.7m from the blank elevation of the extension. At this distance the proposal will impact unduly on the amenity of this neighbour. A 1.8m closed board timber fence serves the shared site boundary, approximately 1.5m from the affected window. The eaves height of the proposed extension measures 2.3m above ground level, 0.7m lower than that achievable under permitted development. A dual pitched roof is proposed that will draw the massing of the roof away from no.10A. Taking account of these factors and moreover, the allowances of the Householder Notification permitted Development

scheme it is considered that the proposed development would have no greater impact on the amenity of this neighbour than the permitted fallback scheme. As such, a refusal of this application on such grounds could not be substantiated at appeal.

Highway Safety

The proposed development would result in a three bedroom bungalow. SCC Highway Authority are satisfied that the site is served by sufficient on-site parking and no objection has been raised.

CONCLUSION / PLANNING BALANCE

In conclusion it is considered that the proposed development is acceptable in principle and that its size, scale, form and design is in keeping with the character and appearance of the host building and the wider surrounding area. Having considered the fallback position available to the application, it is concluded that the proposed development would not result in harm to the amenity of neighbouring dwellings. Furthermore the development would not be detrimental to highway safety. A recommendation for approval is therefore made.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 21.07.2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council