DELEGATED DECISION REPORT

SMD/2020/0250 **Valid 18/05/2020**	**36 CARRIAGE DRIVE** **BIDDULPH**	**DEMOLITION OF REAR EXTENSION AND CHIMNEY. ERECTION OF NEW REAR EXTENSION. NEW MATERIALS TO EXISTING WALLS AND WINDOWS.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site comprises of a detached bungalow found on the southern side of Carriage Drive set within a modern housing estate. An open landscaped garden sits between the principle elevation of the bungalow and the highway boundary. A patio area and sunken lawn are located to the rear. Off-road parking is provided adjacent to the western boundary which also serves a detached single garage. The application site is bound by residential properties to the east, south and west. For the purposes of this assessment it is noted that the site falls within the Biddulph Town Development Boundary.

PROPOSAL

Approval is sought for the demolition of an existing rear extension and conservatory and for the construction of a single storey rear extension. The extension is to project 4m beyond the rear elevation of the original bungalow and will occupy a footprint that will be marginally larger than the existing structures. The proposal incorporates an extension to an existing raised patio which will extend 2m beyond the rear elevation of the proposed extension. Steps leading to the lower lawn are to be positioned centrally. It is proposed to render the existing bungalow and extension to match. Roofing materials are to comprise of tiles to match the existing.

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 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.
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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

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 15.07.2020
Neighbour consultation period ends: 08.06.2020
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No problems with extension but do have concerns with the rendering as it appears out of character with rest of properties in the area. Therefore recommend refusal.

Response from Agent: Attention is drawn to reference SMD/2016/0409, which relates to a site opposite the application site and for a development. The agent comments that the current application is identical to SMD/2016/0409. Biddulph Town Council commented “no adverse comments” to that application. Approval was granted and the development is now complete.

Staffordshire County Council Highways

No comments.

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).

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 siting, design and scale of the proposed development is considered to respect the character and form of the existing bungalow. The extension is to be located to the rear of the site and as such will not be visible from public vantage points. It is proposed to render the extension and existing bungalow in a cream coloured finish. Concern has been raised by Biddulph Town Council. However render does form part of the material palate of the streetscene. Whilst it is acknowledged that this is mostly used as a detailing feature no.35 is fully rendered in white render and that is seen within the same streetscene context. The applicants are proposing cream render which would be much more suitable than the white used at no.35. Therefore, whilst not desirable, the render finish would not appear sufficiently incongruous to sustain a refusal in this case.

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 existing garage would serve to screen views of the extension and raised patio to the west and sufficient distance would be retained between the proposed development and neighbouring properties to the south. The biggest impact would be imposed on the neighbouring property to the east. The topography of this neighbouring property is the same as that of the host dwelling in that the bungalow is elevated above a lower garden level. Due to the separation distances involved the development would not result in a loss of light, appear unduly overbearing or visually intrusive. However, a secondary window is proposed that would provide a direct view to the east. Though it is acknowledged that the existing conservatory provides greater opportunity for overlooking when in use, the extension is to facilitate an open plan kitchen, living and dining space. As this will serve as the primary living accommodation in the bungalow I consider that the window would result in injury to the amenity of this neighbouring property. As such it is recommended that this window is obscure glazed.

The raised patio would sit 60cm above the lower ground level. It is noted that he patio will very likely provide opportunities for overlooking, however it is considered that this would be limited owing to the size of the patio and would be no greater than that currently experienced by the existing conservatory.

Highway Safety

The proposed development would not result in any additional bedroom accommodation or the loss of existing on-site parking provision.

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. The proposed development would not result in harm to the amenity of neighbouring dwellings nor would it be detrimental to highway safety. A recommendation for approval is therefore made.

OFFICER RECOMMENDATION : approve

Case Officer: Lisa Howard
Recommendation Date: 20.07.2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council