DELEGATED DECISION REPORT

SMD/2020/0268 **Valid 29/05/2020**	**LAND ADJACENT TO WHITEHAVEN LEEK ROAD LONGSDON**	**VARIATION OF CONDITION 1 OF SMD/2018/0698** **(FULL - MINOR)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The site lies on the south side of Leek Road (A52) in a gap between two detached houses forming part of ribbon development a short distance to the west of the centre of Longsdon. There is open land to the rear (south) and to the other side of the road to the north. The site is in the Green Belt. The construction of two detached houses has commenced on site.

PROPOSAL

This is a Variation of Condition planning application relating to two approved new dwellings which are currently being built. The applicant wants to make some changes to the house on the front plot and therefore would need to vary Condition 1 of the "Reserved Matters" approval, which requires development to be built in exact accordance with the approved plans and which lists the approved drawings. The applicant wishes to substitute some of the drawings with amended plans which show the proposed changes and therefore the condition would need to be varied to refer to the new drawing numbers. The Council must therefore assess if the proposed changes to the house are acceptable in terms of their design against the character and appearance of the area and the impact on existing neighbours and the eventual occupants of the new house on the plot to the rear (part of the same planning permission as the house proposed to be altered)..

The proposed changes are described as follows:

-revise layout and Increase width of Utility and garage.
-SOUTH WEST ELEVATION - Omit garage window. Add window to storage room above garage.
-NORTH EAST ELEVATION - Reduce width of first floor window, add conservatory.
-SOUTH EAST ELEVATION - Add conservatory.
-NORTH WEST ELEVATION - Add stone cill detail to windows, omit window and pitched roof over entrance door and replace with door and flat roof inset balcony.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy (Adopted March 2014)

SS6c Other Rural Areas Strategy
H1 New Housing
DC1 Design Considerations

National Planning Policy Framework (Feb 2019)

Sections 12 (Design).

Emerging Staffordshire Moorlands Local Plan

On July 20th 2020, the Council published the Inspector's final report thereby drawing a close to the examination in public. The report concludes that with the recommended main modifications, the plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework (NPPF). As such, the main modifications which accompany the Inspector's report provide a clear indication of the final policy wording when read in conjunction with the Local Plan Submission Version (2018).
In this context, the Council's position on the weight to be given to the policies (as modified) 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 the most advanced stage of preparation prior to adoption as the Inspector has concluded that the Local Plan is sound subject to the recommended modifications being made.
- The extent to which there are unresolved objections to relevant policies – the Inspector has now drawn his final conclusions and there are no further matters to resolve
- The degree of consistency of the relevant policies in the emerging plan to this Framework – the policies (as modified) have been found by the Inspector to be sound in the context of the 2012 NPPF under which the Local Plan has been examined. One of the "tests of soundness" that the Local Plan has successfully been measured against is whether it is "consistent with national policy". Because the Local Plan has been prepared and examined under the 2012 NPPF, it should be noted that in some limited cases, its policies do not directly reflect current national policy. However, planning law requires that applications be determined in accordance with the development plan, unless material considerations indicate otherwise. Current national policy is a material consideration and should be given weight accordingly.

Given the above, all policies (as modified) should be given substantial weight.

<u>Emerging Policies</u>

The following policies are considered to be relevant to this application:

SS10 Other Rural Areas Strategy
H1 New Housing
DC1 Design Considerations

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0822: Outline approval for two dwellings.
SMD/2018/0698: Reserved Matters Approval.

CONSULTATIONS

Publicity

Site Notice expiry date: 13.7.20
Neighbour consultation period ends: 13.7.20
Press Advert: N/A

Public Comments

None.

Parish Council

No objection.

Local Highways Authority

No objection.

SMDC Waste Services

No issues for bin collections

COMMENTS

The most significant amendment is the addition of a large flat-roofed conservatory on the rear elevation of the front house. Despite the flat-roof in contrast with the traditional pitched roof form of the house, it is well designed with features such as lanterns and does not harm the appearance of the house. As it is well screened from the road and neighbouring properties (by trees and hedges), it would neither harm the appearance of the area or the residential amenities of existing and future neighbours (the new house to the rear would have a garage wing screening the house from the proposed conservatory). There would still be a decent sized rear garden for the occupants of the front plot.

A small balcony and patio doors are proposed over the front main entrance to the house but would be screened behind a matching brick plinth and black railings and would not spoil the symmetrical primary elevation of the house. As the balcony is wedged between the two front-facing gable projections, views from the balcony would allow views of only part of the front garden of the neighbouring property (even when leaning forward of the balustrade) and this would not amount to a harmful loss of privacy.

The addition of stone cills for windows would improve its appearance.

There is some fenestration changes but this is minor and would not lead to any significant increase in overlooking of other properties.

The widening of the garage would not harm the overall appearance of the house and the layout changes to accommodate this are relatively minor.

CONCLUSION / PLANNING BALANCE

The proposed alterations to the house under construction are acceptable and therefore Condition 1 can be varied to refer to the amended drawings which show the proposed changes. None of the other conditions attached to either the outline or Reserved Matters permissions are affected. The proposal would comply with the Core Strategy, the forthcoming Local Plan and the government planning guidance contained in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 24.7.20

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council