DELEGATED DECISION REPORT

SMD/2020/0297 **Valid 09/06/2020**	**SANDROCK SPRINGBANK AVENUE ENDON**	**PROPOSED DEMOLITION OF EXISTING UTILITY, ERECTION OF SINGLE STOREY REAR/ SIDE WRAP AROUND EXTENSION GARAGE CONVERSION.** **(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 detached dwellinghouse located at the top of a residential cul-de-sac. The property is constructed of brick and tile and has an integral garage. The property is separated from the cul-de-sac by a front garden and a driveway extends down the northwestern side of the property, providing access to two further garages located in the rear garden. The property is located within the Development Boundary of Endon.

PROPOSAL

Full planning permission is sought to demolish an existing utility and erect a single storey rear/side wrap-around extension. An existing integral garage is proposed to be converted to additional living accommodation.

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

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.

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 31/07/2020
Neighbour consultation period ends: 02/07/2020
Press Advert: N/A

Public Comments

One comment of support was received that stated: *'Having viewed the plans I believe they are in keeping with the area and as they are of single height I do not believe they will block any light from surrounding properties'.*

Town / Parish Comments: None

Severn Trent: No objections and do not require a 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 Endon; 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.

The existing dwellinghouse has a non-uniform side elevation with an existing single storey offshoot (used as a utility room and wc) located towards the rear that projects beyond the side elevation of the front section of the dwellinghouse. It is proposed to demolish this single storey offshoot and erect a single storey rear/side extension.

During the course of the application concern was raised regarding the high solid-to-void ratio of the proposed extension and the parapet roof design appearing as a flat roof. A revised drawing was therefore received that lowered the height of the parapet wall thereby exposing the roof lantern that was previously hidden and incorporating stone features to the top of the parapet walls. This assessment is therefore based on the revised drawing.

The proposed extension will project 3.5 metres from the rear elevation of the dwellinghouse and will extend the full width of the dwellinghouse, before returning around the side to incorporate the footprint of the demolished utility room/wc. The extension will be constructed of brick to match the existing dwellinghouse and will have a parapet roof with an overall height of 3.1 metres. The extension will not be highly visible from the street scene given its scale and siting to the rear of the dwellinghouse and the projection to the side will be similar to that of the existing single storey offshoot.

The reduction in the height of the parapet wall has reduced the solid-to-void ratio of the proposed extension, allowing the exposure of the roof lantern. The use of a more prominent coping stone detail also ensures that the extension will not be viewed as a flat roof from the street scene. A pitched roof would still be preferred over a parapet roof due to the prominent gables to either side of the existing dwellinghouse, however it is noted that a similar extension could be constructed under permitted development if the single storey offshoot was retained. Given this fallback position and the benefit of replacing the existing single storey offshoot to gain continuity of the brick throughout the structure rather than mixing the new brickwork with the old

brickwork, it is considered that the revised scheme has overcome the previous concerns.

The dwellinghouse has an integral garage that is accessed from the front elevation of the property. It is proposed to infill the garage door with a window with bricks below. The proposed window will match the scale and design of the existing window to the first floor, immediately above and therefore it is considered that it will complement the character and appearance of the existing dwellinghouse.

For the reasons outlined above it is not considered that the proposed extension or the garage conversion would have a detrimental effect on the character or appearance of the existing dwellinghouse or the street scene.

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 application site is located at the towards the top of a cul-de-sac and therefore the boundaries of the properties, together with the dwellings, are angled.

'High Meadows' (No. 25 Springbank Avenue) is located to the north of the application site on a slightly higher ground level and is angled at a 45-degree angle to 'Sandrock'. A large side garden to the neighbouring property, together with a large side garden/driveway to the application site results in the proposed extension being sited a significant distance from the neighbouring property. Given the separation distance and the scale and siting of the proposed extension, it will not have a overbearing impact or result in a loss of sunlight/daylight to the neighbouring property.

Two windows would be positioned in the side elevation of the proposed extension. However these would be secondary windows serving a utility and a shower room and would be screened by the existing boundary hedge between the two properties. Therefore there would be no privacy issues.

'Green Acre' (No. 21 Springbank Avenue) is located to the southeast of the application site and is located on a slightly lower ground level. The proposed extension will maintain the existing gap to the shared boundary and will comply with the 45-degree guideline in respect of the neighbouring property. No openings are proposed within the side elevation facing towards No. 21. It is for these reasons that the proposed extension will not have a detrimental effect on the amenity of this property.

Approximately 30 metres would separate the proposed extension from the property to the rear (No. 26 Basnetts Wood), thereby not affecting the amenity of this property.

No amenity issues arise from the conversion of the integral garage.

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 development will not result in an increase in the number of bedrooms at the property. It will however result in the loss of the existing integral garage as this will be converted into additional living space. The 2no. garages located in the rear garden are to be retained and the proposed single storey side/rear extension will not encroach onto the driveway that serves them. Parking will therefore be available for a minimum of 5no. vehicles (if not more), thereby exceeding the Council's Parking Standards. It is for these reasons that the proposed development will not have a detrimental effect on highway safety.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development (as detailed in the revised drawing) 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: 05/08/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council