DELEGATED DECISION REPORT

SMD/2020/0314 **Valid 23/06/2020**	**13 MARSH GREEN ROAD** **BIDDULPH**	**DEMOLITION OF GARAGE AND CONSERVATORY AND ERECTION A NEW GARAGE AND SINGLE 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 detached dormer bungalow constructed of brick with a tiled roof. The property is set back from the road by a front garden and a driveway extends along the side of the property, providing access to a flat roofed garage located in the property's rear garden. The property has been extended to the rear with a conservatory. The dwellinghouse forms part of a row of five bungalows.

The southern side of Marsh Green Road (on which the application site is sited) is located within the Development Boundary of Biddulph, whilst the opposite side of the road comprises agricultural land defined as Green Belt.

PROPOSAL

Full planning permission is sought for the demolition of the existing conservatory and garage and the erection of a replacement garage and a single storey rear extension.

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

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
SS6 Biddulph 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

SMD/2015/0022 Attic conversion with front and rear dormer windows
Approved 10/03/2015

CONSULTATIONS

Publicity

Site Notice expiry date: 31/07/2020
Neighbour consultation period ends: 14/07/2020
Press Advert: N/A

Public Comments: None

Town / Parish Comments: None

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 Biddulph; a 'town' as identified by Core Strategy policy SS5b. Extensions to dwellinghouses in towns 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 flat roofed garage will be demolished together with an existing conservatory that is attached to the rear of the bungalow and occupies approximately half of the width. It is proposed to erect a replacement garage on the same footprint as the existing garage. The garage will be constructed of brick to match the existing dwellinghouse and will have a flat roof, like the garage it will replace. Attached to the eastern side elevation of the garage will be a single storey extension. The extension will occupy a similar footprint as the conservatory to be demolished, but will be attached to, rather than detached from, the garage. The extension will be constructed of brick to match the existing dwellinghouse and will have a flat roof with a rooflight on top.

The proposed extensions are small in scale and therefore subordinate to the existing dwellinghouse. The siting, scale and design of the replacement garage will ensure that the extensions have a similar visual appearance within the street scene. Whilst the replacement rear extension will have a flat roof, which is not considered to be particularly good design, it will not be highly visible. It is for these reasons that it is considered that the proposed extensions will not have a detrimental effect on the character or appearance of the existing dwellinghouse or the wider 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 proposed extensions will be almost identical in scale and siting to the garage and conservatory they will replace. The proposed extensions will therefore have no greater impact on the amenity of the adjacent neighbouring properties. The garage will have a side facing doorway in almost the same position as the existing garage. With respect to the rear extension, it will have side facing doors, towards number 11, and againbe in asimairl postino to the side facing windwos/doors on the exstign

conservatory. Therefore it is considered that there will be no further overlooking to either neighbour than the existing situation. It is for these reasons that it is not considered that the proposed extensions will have a detrimental effect on neighbouring amenity.

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 proposals will result in the existing garage being replaced with a new garage. The proposed extensions will not affect the existing driveway and will not result in an increase in the number of bedrooms at the property. It is for these reasons that no objection is raised on highway safety grounds.

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: 11/08/2020

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council