DELEGATED DECISION REPORT

SMD/2020/0308	**24 GREEN LANE**	**PROPOSED SINGLE STOREY**
Valid 15/06/2020	**BLYTHE BRIDGE**	**EXTENSION TO REAR**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity;
- Parking;
- Drainage.

DESCRIPTION OF SITE

The application site is 24 Green Lane Blythe Bridge, a semi-detached, hipped roof dwelling located within the Blythe Bridge and Forsbrook Village Development Boundary. The dwelling sits within a large, rectangular shaped plot of land. There are gardens to the front and rear of the dwelling and parking to the front of the house. Land levels are generally flat. Boundaries consist of timber panel fencing.

The property is not within a Conservation Area, is not a Listed Building (no Listed Buildings within close proximity) and there are no protected trees to consider.

PROPOSAL

The application is for a single storey rear extension to provide a utility room, WC and living accommodation labelled on the plan as a 'Garden Room.' The extension would project 4.292m from the rear wall of the house, be built from bricks to match the existing house, have a mainly flat roof (broken by roof lantern) and access into the garden via a set of outwards opening French doors (from the garden room) and a single door (from the utility). The works would see the complete demolition of a pitched room outrigger currently used as a hall and separate WC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6a	Larger Villages Area Strategy
SD1	Sustainable Use of Resources
DC1	Design Considerations
T1	Development and Sustainable Transport

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.

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS8	Larger Villages Area Strategy
SD1	Sustainable Use of Resources
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 8	Parking Guidance

<u>Supplementary Planning Guidance</u>

1. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.
2. Space About Dwellings

<u>Supplementary Planning Document</u>

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections:

2: Achieving sustainable development
6: Building a strong, competitive economy
9: Promoting sustainable transport
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 16th July 2020.
Neighbour consultation period ends: 08/07/2020.

Public Comments: No representations received.

Forsbrook Parish Council: No representations received.

Severn Trent Water: No objections and no drainage conditions required. Inform that there may be a public sewer crossing the site.

OFFICER COMMENTS

Principle of Development
The application site is located within the Blythe Bridge and Forsbrook Village Development Boundary where there are no 'in principle' objections to domestic extensions provided that all other material planning considerations are satisfied. Core Strategy policy SS6a identifies the area as a 'Larger Village' where a range of developments are supported in principle. The main matters to consider during the determination of this application include design, visual impact, neighbour amenity and parking.

Design and visual impact
There are no design objections to the proposed extension. Whilst pitched roof extensions are generally preferred over flat roof ones it is not uncommon to see flat roofs intersected with glazed lanterns. Glazed lanterns and large glazed doors add modern features. The use of matching brickwork is welcomed and the proposed size is proportionate to the host dwelling. It is noted that at 4.292m, the projection depth (as well as matching facing materials) falls within the criteria for a 'Larger Homes Notification' application. The proposed extension appears to only need Full planning consent because of the eaves height being just over the 3.0m limit (technical guidance clarifies that the flat roof height is taken for the purposes of measuring eaves heights on this type of roof).

The extension would impose very little visual impact upon the surrounding area. The enlargement will be seen from adjacent properties but as it is at the rear there will be no street scene implications. There are no objections in terms of design or visual impact.

Neighbour amenity
The attached property has a rear conservatory extension and therefore there are no 45 degree concerns in respect of principal window impact (Space About Dwellings SPG). The

dwelling to the south (26 Green Lane) is separated from the application property by timber fencing (along the rear section of the side boundary) and both dwellings have their respective driveways at the side of the houses to further add to the separation distance. Number 26 Green Lane retains its pitched roof 'outrigger' however it looks to have been converted, possibly into a kitchen. In any event the proposed rear extension would not have any overbearing amenity impact upon the occupants of number 26 due to sufficient separation distances. Although the plans show two side facing windows towards number 26, these would look directly towards the existing timber fence which is sufficient to provide a sufficient screen and protect the privacy of this neighbour. There are no other dwellings which would likely be impacted upon completion of the enlargement.

Parking

The plans do not show any proposal to alter the current off-road parking area. The proposal does not include the provision of any additional bedrooms and therefore there is no requirement for any additional parking space to be provided. Accordingly there are no highway safety concerns with the proposed development.

Drainage

Severn Trent Water (STW) do not object to the application and confirm that they do not require any drainage related conditions. STW do comment that there may be a public sewer located within the application site; this matter can be dealt with by appropriately worded informative notes in the event of planning permission being approved.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that the application is approved subject to conditions and informative notes.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson
Recommendation Date: 17/8/2020.

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council