

Delegated Report – Householder

Application Number	P/2019/01032
Planning Officer	Simon Rowberry
Application Type	Householder
Site Address	Park View Farm New Road Uttoxeter Staffordshire ST14 5DT
Proposal	Erection of a two storey front and side extension and a two storey detached garage.
Consultation Expiry Date	07.12.2019
Screening Opinion	Environmental Impact Assessment not required.
Relevant Planning Policy	National Planning Policy Framework Paragraphs 1.3.76 to 1.3.81 of the East Staffordshire Design Guide. Parking Standards Supplementary Planning Document Separation Distances and Amenity Supplementary Planning Document Highway Authority Standing Advice Adopted Local Plan Policies SP1, SP8, SP24, SP27, SP35, DP1 and DP3 Uttoxeter Neighbourhood Plan Policy E2
Relevant Planning History	18/07/2003 – Permission given for the erection of first floor side extension & alterations to the existing entrance (HO/01065/006). 31/05/1984 – Permission granted for a granny flat (PA/01065/005/PO) 01/06/1978 – Permission refused for glasshouses and use as a garden centre (PA/01065/003) 22/01/1975 – Permission given for extensions and alterations (PA/01065/002)
Consultation and Neighbour Responses (including Parish Council)	No representations received within the statutory consultation period.
Human Rights Act Considerations	There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.
Crime and Disorder Implications	It is considered that the proposal does not raise any crime and disorder implications.
Equalities Act 2010	Due regard, where relevant, has been taken to the East Staffordshire Borough Council's equality duty as contained within the Equalities Act 2010.
Planning Officer's Assessment	<u>Site and Surroundings</u>

This application relates to Park View Farm, which is located to the north-west of Uttoxeter, approximately 500m to the north-west of the existing urban area. The site is bounded by the A522 to the south, and agricultural land on the northern, western and eastern sides. The River Tean is close by and the site is within Flood Zones 2 and 3.

The site is relatively flat. The site comprises a substantial dwelling and two outbuildings, and a substantial curtilage which is laid to garden. The dwelling has been significantly extended following the grant of permission for extensions in 2003 (as per the planning history set out above).

The site is located outside limits to development as defined in the adopted Local Plan.

Proposal

This householder application scheme proposes the erection of a two-storey front and side extension and a two-storey detached garage. In detail the scheme proposes the following :-

The front and side extension would be located at the northern end of the existing dwelling, and would extend the dwelling out at 90-degrees to the existing building. The existing detached garage would be demolished to accommodate this extension. This would constitute a significant increase in the footprint and mass of the dwelling. The existing dwelling has a floor area of approximately 250 square metres and the proposed extension has a floor area of approximately 158 square metres. This would result in an increase in floorspace of 63%. The same proportional increase in the footprint of the building would result, increasing from 125 square metres to 204 square metres.

The second element of the proposal is to erect a two-storey garage on the southern side of the site, adjacent to New Road, approximately 2 metres from the southern boundary of the site. A new 2m high laurel hedgerow is proposed to be planted along this boundary to afford a degree of screening. The proposed garage has a total floor area of approximately 200 square metres and a footprint of 101 square metres. It would have a pitched roof with a ridge height of 7.3 metres and the southern elevation contains two substantial dormer windows at first floor level.

Two existing detached buildings are proposed for demolition within the site. A garage with a floor area of approximately 46 square metres and an outbuilding with a floor area of approximately 58.5 square metres. Both buildings are single storey.

The proposal is supported by a flood risk assessment which concludes that with the provision of a FFL of at least the same level as that of the existing dwelling then the scheme will not give rise to increased flood risk.

Assessment

This application is assessed against the objectives of the Development policies as set out above; namely Policies SP1, SP8, SP24, SP27, SP35, DP1 and DP3 of the Local Plan and Policy E2 of the Neighbourhood Plan.

Strategic Policy 1 of the Local Plan sets out the principles of sustainable development. This requires development proposals to be integrated with the character of the landscape.

Strategic Policy 8 (SP8) of the Local Plan deals with new development outside a settlement boundary. It is stated that any new development outside settlement boundaries will not be permitted unless it is:

- Essential to the support and viability of an existing lawful business or the creation of a new business appropriate in the countryside in terms of type of operation, size and impact and supported by relevant justification for a rural location; or
- Providing facilities for the use of the general public or local community
- In accordance with a 'made' (i.e legally in force) Neighbourhood Plan
- In accordance with the rural exception sites policy
- Infrastructure development supporting appropriate new development
- Development necessary to secure a significant improvement to the landscape/ conservation of a feature of acknowledged importance
- Provision of renewable energy regeneration of appropriate scale and design to its

location

- Otherwise appropriate in the countryside.

Policy SP8 goes on to state if a new development falls into one of the above categories, it then needs to meet with the following criteria:

- New development must not adversely affect neighbours amenities
- Must not introduce considerable urban form
- Should not create urban extensions or the opportunity for unacceptable backfill between the development and urban area
- The siting of new development should be compatible with the area
- The design should be well related with a careful choice of materials, landscaping and massing
- Landscaping should take into account both the immediate impact and distant views of the development
- Development should not have an adverse impact on transport and highway network

Local Plan Policy 24 requires new development to contribute positively to the area in which they are proposed. Character and identity should be reinforced through local distinctiveness and new development should enhance the landscape. Policy DP1 requires a high standard of design which responds positively to its context. The height and massing of a proposal should be considered carefully. Policy DP3 refers to the design of residential extension and curtilage buildings. Outside settlement boundaries, the proposed extension should be modest in relation to the original dwelling and retain its identity and buildings that are for uses ancillary to the dwelling should be modest and be designed specifically for that purpose.

The Local Plan policies are supplemented by the East Staffordshire Design Guide and the NPPF (in paragraph 127) indicates that developments should have due regard to the future amenities of residents. The Council's Separation Distances and Amenities SPD is also relevant.

Policy E2 (Landscape and Setting) of the Uttoxeter Neighbourhood Plan states inter alia that *"new development should protect and where appropriate enhance the landscape setting of the town, and with a particular emphasis on the Picknal, Tean and Dove valleys. Planning applications that would result in the loss or fragmentation of this setting will not be supported."*

Policy E2 (Landscape and Setting) of the Uttoxeter Neighbourhood Plan (also) states inter alia that "planning applications that sensitively manage flood risk issues will be supported. All planning applications should demonstrate the extent to which they have respected and reinforced historic landscapes in general, and field patterns in particular."


Policy SP27 of the Local Plan deals with flooding and drainage and Policy SP35 addresses highway safety and is supplemented by the Revised Car Parking SPD.

Having regard to the principle of the scheme, it is case that householder schemes are not in principle precluded by Policies SP1 and SP8.

In terms of physical form the proposed garage sits close to the southern boundary of the site and, with a ridge height of 7.3 m would be prominent in the landscape, particularly when viewed from the A50 and the A522. This prominence would be exacerbated by the two large dormer windows which are proposed on the elevation that faces onto New Road, A522 and A50. The proposed 2m high laurel hedge would not provide effective screening, given the total height of the proposed building.

As such the proposed garage, by virtue of its prominence in the landscape is not considered to be likely to make a positive contribution and nor does it enhance the landscape. Further, the height and massing of the proposed garage, and its two dormer windows are not considered to relate positively to the local context or local vistas and views, by virtue of its visual dominance in the landscape. Furthermore, the garage, by virtue of its scale, is also not modest.

The proposed two-storey extension constitutes an increase in the floor area and footprint of the existing dwelling of some 63%. This is not considered to be "modest." Further, the height and massing of the proposed extension, are not considered to relate positively to the local context; with the negative impact of the scheme being compounded by its position at right

	<p>angles to the existing dwelling (which has hitherto been developed in a linear form).</p> <p>It is therefore concluded that the scheme would be contrary to Policies SP1, SP8, SP24, DP1 and DP3 of the East Staffordshire Local Plan and Policy E2 of the made Uttoxeter Neighbourhood Plan.</p> <p>With regard to technical matters (under Policies SP35 and SP27), it is considered that the scheme will ensure that adequate off-street car parking continues to be provided within the site and that any flood risk concerns are not exacerbated. Given the distance between the application property and any other dwelling also means that the scheme would not compromise any residential amenities. The scheme also complies with the Separation Distances and Amenities SPD</p> <p><u>Conclusion</u></p>
	<p>Having regard to the above reasoning it is concluded that the proposed development is unacceptable and fails to accord with the salient policies of the adopted Local Plan. Specifically, it is recommended that the scheme be refused for the following reason :-</p> <p><i>The proposed extension to the dwelling and the proposed detached garage, by virtue of their siting, height, scale, design and massing, are not considered to be visually integrated with the character of the landscape, and are not compatible with, nor do they contribute positively, to the locality in which they proposed. Furthermore, neither the proposed extension nor the garage scheme are considered to be modest in scale in the context of the existing site. As such the proposals are considered to be contrary to Policies SP1, SP8, SP24, DP1 and DP3 of the East Staffordshire Local Plan and Policy E2 of the made Uttoxeter Neighbourhood Plan.</i></p> <p>It is also pointed out that the applicant has been contacted and asked whether they wish to revise the proposal (to address the above objections) and also relocate any siting of a garage to the rear of the site but have declined so to do and wish the application to be determined in its current form.</p>
<p>Planning Officer's response to Parish Council and Neighbour's Comments</p>	<p>Not applicable in this case.</p>
<p>Engagement</p>	<p>The Local Planning Authority has taken a positive approach to decision-taking in respect of this application concluding, however, that it is an unsustainable form of development which conflicts with relevant development plan policies and material planning consideration including the National Planning Policy Framework. Although it has not been possible to approve this application, possible solutions were proactively considered in an attempt to secure a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of Paragraph 38 of the National Planning Policy Framework.</p>
<p>Planning Officer's Signature and Date of Report</p>	<p style="text-align: center;"></p> <p style="text-align: center;">Simon Rowberry 31/1/2020</p> <p style="text-align: right;">7.2.2020</p>
<p>Draft Decision Notice checked by Planning Officer (and Team Leader when necessary)</p>	
<p>Where Parish Council objects Team Leader or Planning Manager agrees to Delegate</p>	