

The application is for the approval of the reserved matters, appearance and landscaping, following the granting of outline planning permission for 12 residential dwellings (access, layout and scale having been approved when outline planning permission was granted).

The application site is 0.47 hectares and is within the Kidsgrove Urban Neighbourhood as indicated on the Local Development Framework Proposals Map and is within the Major Urban Area.

The 13 week period for the determination of this application expires on 15th August 2014.

RECOMMENDATION

Permit subject to the following conditions;

- **Link to outline planning permission and conditions**
- **Plans and finishing materials as per application details**
- **Notwithstanding the submitted landscape details, an amended scheme includes replacement trees for those damaged on site to be submitted, approved and implemented.**

Reason for Recommendation

The principle of residential development on the site has been established with the granting of outline planning permission together with details of the access arrangements, layout and scale of the development. The appearance and landscaping as submitted are considered acceptable, subject to replacement tree planting, and in accordance with development plan policies and guidance and the requirements and guidance of the National Planning Policy Framework. Subject to the imposition of the above conditions, there are no material considerations which would justify a refusal of this reserved matters submission.

Statement as to how the Local Planning Authority has worked with the applicant in a positive and proactive manner in dealing with this application

Pre application discussions took place with regular contact throughout the application process and additional and amended information has been submitted. This is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework

Policies and Proposals in the approved Development Plan relevant to this decision:-

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (Adopted 2009)

Strategic Aim 16: To eliminate poor quality development;

Policy CSP1: Design Quality

Policy CSP3: Sustainability and Climate Change

Newcastle-under-Lyme Local Plan 2011

Policy N12: Development and the Protection of Trees

Policy T16: Development – General Parking Requirements

Other material considerations include:

National Planning Policy Framework (March 2012)
National Planning Practice Guidance (2014)

Supplementary Planning Guidance/Documents

Space Around Dwellings (July 2004)
Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (2010)

Waste Management and Recycling Planning Practice Guidance Note (January 2011)

Planning History

10/00278/OUT	12 dwellings	Permitted
10/00278/EXTN	Extension of time limit for implementing planning permission 10/00278/OUT for 12 dwellings	Permit
10/00278/NMA	Application for a non-material amendment to reposition plot 4 away from turning head due to engineering works and levels and reduction in height of plots 5-12 from 2.5 storey to 2 storey relating to Planning Permission 10/00278/OUT - 12 dwellings	Permit

Views of Consultees

Kidsgrove Town Council raises no objections

The County Council as the **Education Authority** detail that they made comments on the outline application (10/00278/EXTN) and these are still applicable.

The **Landscape and Development Section** raises no objections to the landscaping proposals subject to replacement trees required by condition 5 of the outline planning application.

Representations

Nil

Applicant/agent's submission

A Design & Access Statement has been submitted to support the application which details the following;

- The outline planning permission granted on 13TH August 2010, and extended on the 12th November 2013, ref 10/00278/EXT. has established the principle of residential use on this site.
- The reuse of this brownfield site for the provision of a residential development will provide good quality, useable homes in the area.
- The proposed dwellings have been designed in a traditional style, using good quality detailing and materials.
- Bays and gable ends have been incorporated to add interest to the facades and windows are recessed to give added depth.
- The dwellings will be constructed using red brick, the predominant material in the area, with buff coloured, reconstituted stone heads and cills to front elevations and buff brick band courses.
- Grey tiles are proposed for the roof, white UPVC for windows and black composite front doors.
- Refuse bins are to be stored in private rear gardens and presented onto the access road on collection days.
- A planting species plan, prepared by Landscape Architects TPM, also supports this application

These application details are available to view at the Guildhall or using the following link;

www.newcastle-staffs.gov.uk/planning/1400235REM

KEY ISSUES

The principle of residential development on this site was established in the outline planning permission with access, layout and scale approved under application 10/00278/OUT and 10/00278/EXTN. A non-material amendment was accepted for the repositioning of Plot 4 away from the turning head and the scale of Plots 5-12 being reduced from 2.5 storey to 2 storey in height.

As the application being considered seeks approval of the appearance of the dwellings and landscaping details, the only issue to be addressed is whether the submitted elevation details and landscaping details are acceptable in appearance.

The appearance of the dwellings and the impact on the visual amenity of the area

Paragraph 56 of the NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

The NPPF further details in paragraph 64 that permission should be refused for development of poor design that fails to take opportunities available for improving the character of an area.

The Urban Design SPD indicates in R14 that “Developments must provide an appropriate balance of variety and consistency, for example by relating groups of buildings to common themes, such as building and/ or eaves lines, rhythms, materials, or any combination of them.”

The layout and scale of the development have been established and agreed at the stage that outline planning permission was granted, and are considered to comply with the policies of the urban design guidance. The external appearance and use of materials are now to be agreed and should seek to compliment the already approved layout and scale of the proposals. The landscaping part of the proposals would also contribute to the appearance of the development.

The design of the five pairs of semi-detached dwellings is identical to each other. Each dwelling would each have a projecting gable feature on the front elevation with a canopy over the entrance door. Materials are proposed to be red brick (Ibstock Etruria mixture) and Slate grey roof tiles with stone window headers and cills.

The two detached properties would also have the features of the above whilst also utilising the same facing materials. Plot one would be visible from Mount Road and the side/ gable elevation facing this vantage point has two small windows. Further design interest to break up the solid brick appearance of this elevation would have been preferable but due to the existing trees being retained and the proposed shrub planting (as part of the landscaping scheme), the elevation is not prominent in the street scene and therefore in these circumstances is considered to be acceptable. .

The proposed appearance of the dwellings is considered acceptable and could be best described as traditional.

For the avoidance of doubt all principal windows are located on the front and rear elevations and these were considered in the outline application and comply with the standards set out in the SPG.

The proposed landscaping would be simple with hardstanding paths to the front and side with patio areas to the rear. Turf areas to the front and rear is proposed with a number of existing trees maintained and tree planting to each property at the front. The proposal is considered to offer a good balance of soft and hard landscaping.

The landscape and development section has requested further replacement trees to be incorporated within the submitted scheme due to damage and loss to existing trees on site. The applicant is working to address this issue and a condition securing this is considered appropriate.

The submitted landscaping details and external elevations are considered appropriate for the approved residential development in this location. Details of hardstandings and boundary treatments should be secured via a condition.

Background Papers

Planning file
Planning documents referred to

Date report prepared

1st July 2014