

The application seeks planning permission for a single storey side extension measuring 2.4 metres by 2.2 metres in floor area, with a roof ridge height of 3.5 metres.

The application site lies within the Conservation Area of Keele Village and the North Staffordshire Green Belt as defined by the Local Development Framework Proposals Map. Number 4 Highway Lane also features on the Councils Register of Locally Important Buildings and Structures.

The statutory 8 week determination period for the application expires on 21st June 2016.

RECOMMENDATION

PERMIT subject to the following conditions;

- 1. Time limit.**
- 2. In accordance with the approved plans.**
- 3. Materials.**

Reason for recommendation

The proposed development is considered to be appropriate development within the Green Belt which would not harm the special character and appearance of the Conservation Area or be harmful to neighbouring living conditions.

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

This is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

KEY ISSUES

Full planning permission is sought for the erection of a single storey side extension. The site is within the village envelope and Conservation Area of Keele Village, as indicated on the Local Development Framework Proposals Map. Number 4 Highway Lane also features on the Councils Register of Locally Important Buildings and Structures. The key issues in the determination of the application are considered to be:

- Is the development appropriate development in the Green Belt?
- Is the impact of the development on the character area including the special appearance of the Keele Conservation Area acceptable?
- Is the impact upon residential amenity acceptable?

Is the development appropriate development in the Green Belt?

Paragraph 79 of the recently published NPPF details that "The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."

The NPPF further details in paragraph 89 that local planning authorities should regard new buildings within the Green Belt as inappropriate. Exceptions to this include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The planning history suggests that the property has not been extended since 1948, if at all, and as such it is considered to be all original. The proposed extension is very modest in its scale and volume compared to the existing, original dwelling and therefore represents a proportionate addition over and above the size of the original building. In light of this it is appropriate development within the Green Belt and as such it is not necessary to assess whether there are very special circumstances, which are required to justify inappropriate development in the Green Belt.

Is the impact of the development on the character area including the special appearance of the Keele Conservation Area acceptable?

The National Planning Policy Framework 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. Policy CSP1 of the Core Spatial Strategy outlines how the design of new development is assessed which includes amongst other requirements the need to promote and respect the areas character and identity.

The National Framework states that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Permission should be refused where a development will lead to substantial harm or total loss of significance of a designated heritage asset.

Saved Policies B9, B10 and B13 of the Local Plan all seek the prevention of harm to Conservation Areas, and the requirement to preserve or enhance their character.

Policy H18 of the Local Plan seeks to ensure that household extensions have an appropriate design in the context of the dwelling itself and the immediate locality.

Policy N19 of the Local Plan indicates that the Council will seek to maintain the high quality and characteristic landscapes in Landscape Maintenance Areas. Where development can be permitted, it will be expected to contribute to this aim. Within these areas it will be necessary to demonstrate that development will not erode the character or harm the quality of the landscape.

The extension proposed is very modest in scale. It is sensitively designed and positioned in the context of the host property. Contrary to the views of the Conservation Advisory Working Party it is not considered that amendments to introduce a brick base to avoid the full height glazing for the walls proposed is justified in the absence of any demonstrable harm. Subject to the appropriate use of materials the proposal has an acceptable impact to the appearance of the property itself and also to the important views within the Conservation Area boundary. In addition, given its location within a domestic curtilage it will not erode the character or harm the quality of the landscape.

Is the impact upon residential amenity acceptable?

Supplementary Planning Guidance (SPG) Space Around Dwellings provides guidance on development including the need for privacy, daylight standards, and environmental considerations. The development complies with the advice of the SPG and neighbouring living conditions would not be harmed as a result of the proposal.

APPENDIX

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) (CSS)

Policy ASP6: Rural Area Spatial Policy
Policy CSP1: Design Quality
Policy CSP2: Historic Environment
Policy CSP3: Sustainability and Climate Change

Newcastle-under-Lyme Local Plan 2011 (NLP)

Policy S3: Development in the Green Belt
Policy H18: Design of Residential Extensions, Where Subject to Planning Control
Policy N19: Landscape Maintenance Areas
Policy B5: Control of development affecting the setting of listed buildings
Policy B9: Prevention of harm to conservation areas
Policy B10: The requirement to preserve or enhance the character or appearance of a conservation area.
Policy B13: Design and Development in Conservation Areas

Other material considerations include:

National Planning Policy Framework (March 2012)
Planning Practice Guidance (2014)
Newcastle-under-Lyme and Stoke on Trent Urban Design Guidance (adopted December 2010)

Relevant Planning History

12/00246/FUL Proposed new window to North East elevation first floor level -permitted

Views of Consultees

Keele Parish Council has not responded by the due date of 24th May 2016 and as such it is assumed that they have no comments.

The **Conservation Advisory Working Party** whilst welcoming the removal of the existing timber lean to feature, considered that the design would be improved by the inclusion of low brick walls in the extension, rather than the proposed full height glazed panels

Conservation Officer has no objections subject to the use of appropriate materials.

Representations

None received.

Applicant/agent's submission

All of the application documents can be viewed at the Guildhall or using the following link.
<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00368/FUL>

Background Papers

Planning File
Development Plan

Date report prepared

6th June 2016.