

**24 CURZON STREET, BASFORD
MR ANDREW STREET**

16/00612/FUL

The application seeks planning permission for a new canopy to the front elevation incorporating a new front porch, a new front door and a ground floor side window. The retention of a new front boundary wall is also proposed.

The application site lies within the urban area of Newcastle as indicated on the Local Development Framework Proposals Map and it is also within the Basford Conservation Area.

The application has been brought to Planning Committee as the applicant is related to an elected member.

The statutory 8 week determination period for the application expires on 7th October 2016

RECOMMENDATION

PERMIT subject to the following conditions;

- 1. Approved plans**
- 2. Materials as specified in application**

Reason for recommendation

The proposals are considered to preserve the character and appearance of the Conservation Area. No other issues are raised by the proposed development.

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

This application seeks planning permission for a new canopy to the front elevation of the dwelling incorporating a new front porch, a new front door and a ground floor side window. These works are partially complete. The retention of a new front boundary wall is also proposed as part of the application.

The property is within the Basford Conservation Area and it is considered that the sole issue in the determination of the application is whether the design of the development is acceptable in terms of its impact on the character and appearance of the Conservation Area.

Policy B9 of the Local Plan states that the Council will resist development that would harm the special architectural or historic character or appearance of Conservation Areas.

Policy B10 of the Local Plan states that permission will be granted to construct, alter the appearance or change the use of any building only if its proposed appearance or use will preserve or enhance the character or appearance of a Conservation Area. It states that this will be achieved by a number of criteria being met including a requirement for the form, scale, bulk, height, materials, colour, vertical or horizontal emphasis and detailing to respect the characteristics of the buildings in the area.

The property is brick on the ground floor with a roughcast rendered first floor with gables. It has had a two-storey side extension. The pair of properties have ground floor bay windows with hipped tiled roofs. The canopy, which has been partially constructed, extends from above the bay window, over the front door with a timber porch, and above the garage. The canopy is a maximum of 3.7m in height

and the porch element projects a maximum of 1.5m from the front elevation of the dwelling. The tiles will match those of the existing house.

The boundary wall is 800mm high sloping up to piers of approximately 1.5m in height.

Whilst this pair of semi-detached properties are relatively attractive, the Basford Conservation Area Appraisal states that they make little contribution to the special character of the area. The canopy is relatively limited in scale and it is not considered that it has any adverse impact on the character and appearance of the pair of dwellings or the Conservation Area. The front boundary wall is similar in scale and design to that of the neighbouring property and it has replaced a less attractive concrete wall.

The proposal is considered to have an acceptable impact upon the character and appearance of the Conservation Area.

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 CSP1: Design Quality
Policy CSP2: Historic Environment
Policy ASP5: Newcastle and Kidsgrove Urban Area

Newcastle-under-Lyme Local Plan 2011 (NLP)

Policy H18: Design of Residential Extensions, where subject to planning control
Policy B9: Prevention of Harm to Conservation Areas
Policy B10: The Requirement to Preserve or Enhance the Character or Appearance of a Conservation Area

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

01/00241/FUL Two-storey side extension Approved

16/00663/FUL Alterations to existing boundary wall and re-surfacing of existing driveway
Pending consideration

Views of Consultees

The **Highway Authority** has no objections subject to a condition requiring the vehicle access to remain ungated unless otherwise agreed in writing.

A summary of the comments of the **Conservation and Urban Design Officer** is as follows:

- The south side of Curzon Street is characterised by 20th century semi-detached housing and only Nos. 22 and 24 are included in the boundary of the Conservation Area.
- The Basford Conservation Area Appraisal states that this pair of dwellings “lack distinctive architectural detail and make little contribution to the special character of the area”.
- The proposed porch and canopy unbalances the pair of properties and despite what is said in the Appraisal, inappropriate development on these two properties still has the potential to cause harm to the character and appearance of the Conservation Area. Incremental and poor quality change can detract from the overall special character of conservation areas and starts to dilute the character of the area.
- However the design does tend to reflect the character of the mock timber gables and dormers and providing the roof covering matches the tiles, it is unlikely to be harmful to the overall character of the Conservation Area.
- A photograph of the property prior to the erection of the new wall shows an unsympathetic brick wall with concrete patterned infills. The replacement wall is not considered harmful.
- The proposed surfacing has a shiny surface and is inappropriate. A gravel and tegula setts or a bound gravel would be more sympathetic to the appearance of the Conservation Area.

The comments of the **Conservation Advisory Working Party** are awaited and will be reported to Members in a supplementary report.

Representations

None received to date

Applicant/agent's submission

The application is accompanied by a Heritage Statement.

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/16/00612/FUL>

Background Papers

Planning File

Development Plan

Date report prepared

31st August 2016