

To the Chair and Members
of the
**CONSERVATION ADVISORY
WORKING PARTY**

Mr G Durham
74222
GD/EVB – R82/48

30 January 2009

Dear Sir/Madam

A meeting of the **CONSERVATION ADVISORY WORKING PARTY** will be held in **COMMITTEE ROOM 1, CIVIC OFFICES, MERRIAL STREET, NEWCASTLE** on **TUESDAY, 10 FEBRUARY 2009** at **7.00pm**.

AGENDA

1. To receive Declarations of Interest from Members on items included in this agenda.
2. Minutes of meeting held on 20 January 2009 (copy attached for non-Council Members information).
3. To consider the attached reports at Appendix A and B (blue and salmon paper).
4. To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the Officer.
5. To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act 1972.

Yours faithfully

P W CLISBY

Head of Central Services

HAVE PREVIOUSLY BEEN CONSIDERED BY THE WORKING PARTY

For reports on all committee decisions, please follow the minutes and agendas search on the Council's website or refer to your copy of the Planning agenda for the permitted date. Reports for delegated items are attached to the agenda (pink paper).

Reference	Location and Applicant	Development	Working Party Comments	Planning Decision and Comments made with regard to Conservation Areas
08/489/FUL	Betley Court Farm, Main Road, Betley. Mr & Mrs F Speed.	Change of use of farm building to provide toilets, office and storage at ground floor and office and storage at first floor and associated car parking.	No objections in principle to the change of use. Members raised concerns on the number of rooflights and requested that officers for a reduction in number or a more sympathetic alternative. The proposal is also contrary to Policy B10 of the Newcastle-under-Lyme Local Plan	Permitted under Delegated Powers 21/01/2009.

Reference	Location and Application	Development	Working Party Comments	Planning Decision and Comments made with regard to Conservation Areas
08/911/FUL	Georgia Pacific, Lower Street, Newcastle. Stanier Homes LLP.	Erection of a six storey building comprising ground floor food store and a five storey hotel, associated access, car parking, landscaping and servicing.	<p>The Conservation Advisory Working Party welcomes this attempt by the applicant to improve the design quality of the proposed hotel and food store incorporating more traditional materials. However, concerns were expressed at the continued use of timber cladding and metallic finishing.</p> <p>Concern was also expressed at the overall height of the proposal in relation to view lines, both into and out of the town due to the six storey element and the application being a tall impact building.</p> <p>In view of the above concerns, the Working Party considered that the application should be refused because the proposed development, by virtue of its height, will be over-dominant in this location and would visually compete with views of the Grade II* St Giles' Church and its setting, and views into and out of the Newcastle Town Centre Conservation area. The proposal is also contrary to policies NC18 & NC19 of the Staffordshire and Stoke on Trent Structure Plan 1996-2011; Policies B5, B9 and B10 of the Newcastle-under-Lyme Local Plan 2011 and the aims and objectives of PPG15</p>	Permitted by Planning Committee 21/11/2008.

Reference	Location and Applicant	Development	Working Party Comments	Planning Decision and Comments made with regard to Conservation Areas
08/965/FUL	Church Lawton Works, Liverpool Road East, Kidsgrove. Barnes Window Blinds Ltd.	Rear extension and internal alterations.	No objections from this Working Party.	Permitted under Delegated Powers 12/01/2009.
08/970/FUL	Sennen House, Main Road, Betley. Mr M Kendrick.	Alterations to front elevation including front porch.	No objections from this Working Party.	Permitted under Delegated Powers 14/01/2009.
08/972/FUL	7 Holly Mews, Keele. Ms C Roach.	Two storey rear extension.	No objections subject to careful control over materials and detailing.	Permitted under Delegated Powers 20/01/2009.

APPENDIX 'B'
(Salmon Paper)

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Ward Councillors
08/975/FUL	Land at Silverdale and Cross Heath Former Railway Line, Station Road, Silverdale. English Partnerships.	Engineering works associated with the reclamation of a derelict rail line to a tarmac track for public access.	Affects the Silverdale Conservation Area and a Listed Building. The proposed development does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated.	Councillor Mrs E Blake Councillor Mrs E Braithwaite
09/07/FUL	Beech Cottage, The Butts, Betley. Mr W Martin.	Erection of summerhouse (retrospective).	Within the Betley Conservation Area.	Councillor D Becket Councillor A Wemyss
09/022/FUL	2 Wedgwood Street, Wolstanton. Mr J Finney.	Change of Use from office to dwelling, new vehicular access.	Affects the Wolstanton Conservation Area.	
09/027/CON	6 Queen Street, Newcastle. Charter Veterinary Surgeons.	Demolition of redundant building in grounds of 6 Queen Street.	Within Newcastle Town Centre Conservation Area.	Councillor D Clarke Councillor Mrs E Shenton

OFFICER REPORT ON DELEGATED ITEMS

Applicant: Mr & Mrs Frank Speed

Application No: 08/489/FUL

Location: Betley Court Farm, Main Road, Betley

Description: Change of use of farm building to provide toilets, office and storage at ground floor and office and storage at first floor and associated car parking

Policies and Proposals in the Development Plan Relevant to This Decision:

West Midlands Regional Spatial Strategy

Policy QE3: Creating a High Quality Built Environment for all

Staffordshire and Stoke on Trent Structure Plan 2011

Policy D1: Sustainable Forms of Development
Policy D2: The Design and Environmental Quality of Development
Policy D4: Managing Change in Rural Areas
Policy D5B: Development in the Green Belt
Policy T1A: Sustainable Location
Policy T13: Local Roads
Policy NC1: Protection of the Countryside: General Considerations
Policy NC2: Landscape Protection & Restoration
Policy NC19: Conservation Areas

Newcastle Under Lyme Local Plan 2011

Policy S3: Development in the Green Belt
Policy E12: The Conversion of Rural Buildings
Policy N18: Areas of Active Landscape Consideration
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 B11: Demolition in Conservation Areas

Other Material Considerations

Relevant National Policy Guidance:

PPS1: Delivering Sustainable Development (2005)
PPG2: Green Belts (1995)
PPS7: Sustainable Development in Rural Areas (2004)
PPG13: Transport (2001)
PPG15: Planning and the Historic Environment (2004)

Companion Guide to PPS1 "The Planning System: General Principles"

Planning History

2001	01/520/COU	Permit - change of use of agricultural building to interior design office/workroom
2004	04/769/COU	Withdrawn - conversion of barn to commercial use
2005	05/63/COU	Permit - barn conversion to design studio, workshop for manufacture of curtains, soft furnishings and storage area for curtains and soft furnishings, with alterations to access including removal and replacement of front boundary wall and piers
2005	05/937/COU	Permit - change of use of outbuilding from storage to sub postal delivery room

Views of Consultees

The **Highway Authority** has no objections to the scheme subject to conditions regarding parking and access.

Betley, Balterley & Wrinehill Parish Council supports the application.

The **Environmental Health Division** has no objections.

Conservation Advisory Working Party has no objections in principle but Members raised concerns regarding the number of rooflights and requested that officers negotiate for a reduction in number or a more sympathetic alternative.

Representations

Nil

Applicant's/Agent's Submission

A Design and Access Statement has been submitted. The document is available for inspection at the Council's offices and on www.newcastle-staffs.gov.uk.

Key Issues

Planning permission is sought for the change of use of part of a farm building to provide toilets, offices and storage, and associated car parking. Given the location of the site within the Green Belt and the Betley Conservation Area, it is considered that the key issues in the consideration of this application are as follows:

- Whether the development is appropriate or inappropriate in Green Belt terms.
- If inappropriate, whether very special circumstances exist to justify approval.
- Whether there would be any adverse impact on the character of the Betley Conservation Area.
- Whether the development conflicts with other policies relating to development in the countryside.
- Whether the development would have any significant impact on highway safety.

Appropriate or inappropriate development in the Green Belt?

Local and national planning policy advises against allowing inappropriate development in the Green Belt. Such policies give support to the re-use of existing buildings provided the use itself and any associated uses of land surrounding them will not have a materially greater impact on the openness or quality of the Green Belt.

The proposed offices would be adjacent to an existing commercial use in the adjoining barn and could be accommodated without any impact on the main farming activity of the site. The proposed car parking would be located within the confines of the existing farm buildings. It is not considered that the proposed use would have any significant impact on the openness of the Green Belt. There are a number of other criteria such as that the building must not require complete or major reconstruction, and be in keeping with its surroundings. These criteria are met and thus the development is “appropriate” in Green Belt terms and there is no need to demonstrate very special circumstances.

Impact on the character and appearance of the conservation area

Local and national planning policies seek to protect and enhance the character and appearance of Conservation Areas and development that is contrary to those aims will be resisted. There is a statutory duty upon the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas in the exercise of planning functions.

It is not considered that either the physical conversion works or the proposed use would have an adverse impact on the character or appearance of this part of the Betley Conservation Area, and indeed the scheme has merits in this regard in that it provides a new use for what is a redundant traditional farm building.

A more modern, flat-roofed building is to be demolished, but given that it does not form part of the original buildings and that it is an unsympathetic addition, no objection is raised.

Compliance with policy on the reuse of rural buildings.

Local Plan policy relating to the conversion of rural buildings seeks conversions for commercial/business uses as a priority, and states that the building should be structurally sound and should not require rebuilding or significant extension. PPS7 is broadly supportive of such reuse.

The proposed conversion relates to a commercial use. Although no structural report has been submitted, the building does appear to be structurally sound. Amended plans have been received reducing the number of proposed rooflights. The external alterations proposed are relatively minor and no extensions are involved. The conversion of this rural building appears acceptable in principle therefore.

Any conflict with policies on development in the countryside?

Policy NC1 of the Structure Plan seeks to protect the countryside for its own sake and Policy NC2 sets out a list of criteria by which applications should be determined. Policy N18 of the Local Plan allocates the area for active landscape conservation

and requires that development helps to conserve the high quality and character of the landscape.

Being a conversion with very little external alteration, it is not considered that the proposal would have any adverse impact on the character of the landscape.

Reasons for the grant of planning permission

The proposal accords with provisions of the development plan for the locality indicated in the decision notice and there are no other material considerations that would justify a refusal of planning permission.

RECOMMENDATIONS

Permit subject to the following conditions:

1. All windows shall be timber framed and have a painted finish in accordance with the submitted plans hereby approved.
- R1. To ensure that the external appearance of the building is acceptable in accordance with Policy NC19 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011, Policies B9 and B10 of the Newcastle-under-Lyme Local Plan 2011, and the aims and objectives of PPG15.
2. No development shall commence until details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority.
- R2. To ensure that the external appearance of the building is acceptable in accordance with Policy NC19 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011, Policies B9 and B10 of the Newcastle-under-Lyme Local Plan 2011, and the aims and objectives of PPG15.
3. Before the proposed development is brought into use, the parking and turning areas shall be surfaced and thereafter maintained in a porous bound material. All parking bays and turning heads shall be clearly delineated, in accordance with the 1:500 Forshaw Greaves Drawing No.7838-10A, and shall thereafter be retained for the approved use only, for the life of the development.
- R3. In the interests of highway safety and in accordance with the aims and objectives of PPG13.
4. Before the proposed development is brought into use, the northern-most access gates shall be relocated a minimum distance of 5m rear of the highway boundary and open away from the highway. Thereafter, any gates for either access shall be located a minimum distance of 5m rear of the highway boundary and shall open away from the highway.
- R4. In the interests of highway safety and to comply with S.C.C. requirements for access in accordance with the aims and objectives of PPG13.
5. Before the proposed development is brought into use, both accesses shall be surfaced in a porous bound material for a minimum distance of 5m rear of the

highway boundary and shall thereafter be maintained in a porous bound material for the life of the development.

R5. In the interests of highway safety and to comply with S.C.C. requirements for access in accordance with the aims and objectives of PPG13.

Performance Checks	Date		Date
Consultee/ Publicity Period	9.1.09	Decision Sent Out	
Case Officer Recommendation	21.1.09	8 Week Determination	23.1.09
Management check			

OFFICER REPORT ON DELEGATED ITEMS

Applicant: Barnes Window Blinds Ltd

Application No: 08/00965/FUL

Location: Church Lawton Works Liverpool Road East Church Lawton

Description: Rear extension and internal alterations

Policies and Proposals in the Development Plan Relevant to This Decision:

West Midlands Regional Spatial Strategy 2008

Policy QE3: Creating a high quality built environment for all

Staffordshire and Stoke on Trent Structure Plan 1996-2011

Policy D1: Sustainable Development
Policy D2: The Design and Environmental Quality of Development
Policy T12: Strategic Highway Network
Policy T13: Local Roads
Policy NC19: Conservation Areas.

Newcastle Under Lyme Local Plan 2011

Policy T16: Development – General Parking Requirements
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 B14: Development In Or Adjoining The Boundary of Conservation Areas

Other Material Considerations

Space Around Dwellings (July 2004)

Relevant National Policy Guidance:

PPS1: Delivering Sustainable Development (February, 1997)
Companion Guide to PPS1 “The Planning System: General Principles”
PPG4: Industrial, Commercial; Development and Small Firms (November, 1992)
PPS23: Planning and Pollution Control (November, 2004)
PPS23: Planning and Pollution Control Annex 1: Pollution Control, Air and Water Quality (November, 2004)
PPS23: Planning and Pollution Control Annex 2: Development on Land Affected by Contamination (November, 2004)
PPG24: Planning and Noise (September, 1994)
PPG15: Planning & the Historic Environment (2002)

Congleton Local Plan

BH9 – Conservation Areas

Planning History

None considered relevant.

Views of Consultees

Conservation Advisory Working Party – no objections.

Highway Authority – no objections.

Environmental Health Division – no objections subject to conditions relating to:-

- The report of unexpected contamination

Kidsgrove Town Council – comments awaited.

Representations

No letters of representation have been received.

Applicants/Agents Submission

A Design and Access Statement has been submitted with the application.

Key Issues

There is currently a scrap yard business, vehicle breakers/repairs, water treatment plant, a handful residential properties and garage surrounding the application site. To the south west is the Trent and Mersey Canal – a Conservation Area. Key issues in the determination of the development are:

- the design of the proposals and the impact to the Trent and Mersey Canal Conservation Area
- the impact upon neighbouring occupiers in terms of amenity
- the impact to highway safety

Design of the proposals and the impact to the Trent and Mersey Canal Conservation Area

The proposed extension is to have a flat roof and measures 8.7 metres by 6.9 metres by 3.6 metres in maximum length, width and roof height and is to be situated at the rear of the building. There is a belt of mature trees located along the rear boundary of the site. The proposal would not be visible from the canal towpath and would not harm the character of the Conservation Area or detract from the appearance this commercial building or the immediate commercial setting here.

Impact upon neighbouring occupiers in terms of amenity

The closest residential properties are some 40 metres away and the development would be shielded by the existing commercial building.

The impact upon highway safety

The Highway Authority has not raised any objections to the proposal and no material highway safety concerns are considered to exist here.

Reasons for the grant of planning permission

The proposal accords with provisions of the development plan for the locality indicated in the decision notice and there are no other material considerations which would justify a refusal of planning permission.

RECOMMENDATIONS

Permit subject to conditions:

1. The external facing materials to be used in the construction of the development hereby permitted shall match as closely as possible in all respects (size, texture and colour) those of the existing building.
- R1. To ensure that the external appearance of the building/structure is acceptable and in accordance with policy D2 of the Staffordshire and Stoke on Trent Structure Plan 1996 –2011 and policy S15 of the Newcastle under Lyme Local Plan 2011.
2. In the event that contamination is found that was not previously identified it shall be reported immediately to the Local Planning Authority and works must cease. An investigation and risk assessment must be undertaken, and where remediation is necessary a Remediation Strategy shall be submitted and agreed in writing with the Local Planning Authority. The agreed scheme shall be completed before work recommences unless otherwise agreed in writing by the Local Planning Authority.
- R2. To ensure that risks from soil contamination to the future occupants of the development and neighbouring occupiers are minimised, together with those to controlled waters and ecological systems and to ensure that site workers are not exposed to unacceptable risks from contamination during construction.

Note to the Applicant

Importation of Soil/Material

No top soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development, a suitable methodology for testing this material should be submitted to the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority. Further information regarding the requirements of Newcastle under Lyme Borough Council can be obtained from <http://www.newcastle-staffs.gov.uk/general.asp?id=SXC118-A7804E47&cat=562> or 01782 742 595

Performance Checks	Date		Date
Consultee / Publicity Period	2.1.09	Decision Sent Out	
Case Officer Recommendation	12.1.09	8 Week Determination	15.1.09
Management check	Amended 14/1 ESM		

OFFICER REPORT ON DELEGATED ITEMS

Applicant: Mr M Kendrick

Application No: 08/970/FUL

Location: Sennen House, Main Road, Betley, Newcastle

Description: Alterations to Front Elevation including Front Porch.

Policies and Proposals in the Development Plan Relevant to This Decision:

West Midlands Regional Spatial Strategy

Policy Q3: Creating a High Quality Built Environment.

Staffordshire and Stoke on Trent Structure Plan 2011

Policy D2: The Design and Environmental Quality of Development
Policy NC19: Conservation Areas

Newcastle Under Lyme Local Plan 2011

Policy H18: Design of residential extensions
Policy B 9: 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:

Relevant National Policy Guidance:

PPS1: Delivering Sustainable Development (2005)
Companion Guide to PPS1 "The Planning System: General Principles"
PPG15: Planning and the Historic Environment

Supplementary Planning Guidance

Space Around Dwellings (2004)

Relevant Planning History

N7701	PER	24.09.1979	Erection of residential buildings.
N9046	PER	21.07.1960	House and detached garage.

Views of Consultees

Betley, Balterley & Wrinehill Parish Council - support the application.

Conservation Officer - the house is a modern brick building which sympathetically fits into the environment of Betley. The proposed mock timber cladding to give a mock timber framed appearance and render will not enhance or preserve the

character or appearance of the property and Conservation Area. To apply all this fussy detail is unnecessary and will alter the appearance of the property to the detriment of the conservation area.

It is hoped that the applicant can be persuaded to keep the building simple.

The amended plans received are considered acceptable subject to conditions.

Conservation Advisory Working Party - no objections.

Representations

None.

Applicant's/Agent's Submission

Design and access statement

The buildings external envelope is to be generally retained with minor alterations to improve the aesthetic quality of the property.

Amended plans received 16/01/09.

Key Issues

The application site is a modern detached house within the Betley Village Conservation Area. The present proposal is for a larger replacement canopy porch and alterations to the front elevation. The key in the determination of this application is effect on the appearance and character of the Conservation Area.

Effect on the appearance and character of the Conservation Area.

PPG15 Planning and the Historic Environment paragraph 4.14 notes that Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be paid in the exercise of planning function to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Policy B9 states that the Council will resist development that would harm the special character or appearance of Conservation Areas. Policy B10 upholds the Requirement to preserve or enhance the character or appearance of a Conservation Area.

Planning Policy Statement 1 (34) states that Planning Authorities should plan positively for the achievement of high quality and inclusive design in the external design of all new developments. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be accepted. Policy H18 requires residential extensions to be of materials and a design to fit in with those of the dwelling to be extended and not to detract materially from the character of the original dwelling. It is also required that an extension must not detract materially from the integrity of the original design.

The amended proposal , reducing the level of timber cladding is now of an acceptable design which complies with the above policies.

Reasons for the approval of planning permission

The proposal does not adversely impact on the character and appearance of Betley Conservation Area and accords with the other provisions of the development plan for the locality indicated in the decision notice and there are no other material considerations that would justify a refusal of planning permission.

RECOMMENDATIONS

Permit subject to:

1. The roofing materials to be used in the construction of the porch hereby permitted shall match as closely as possible in all respects (size, texture and colour) those of the existing house.
- R1. In the interests of amenity to comply with the requirements of policies D2 and NC19 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 and policies B9, B10, B13 and H18 of the Newcastle-under-Lyme Local Plan 2011 and the aims and objectives of PPS1 and PPG15.
- 2: No development shall commence until full and precise details of the colour and texture of the rough cast render and finishing colour of the new timber cladding have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with approved details.
- R2: To protect amenity and in accordance with Policies D2 and NC19 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011, policies B9, B10, B13 and H18 of the Newcastle-under-Lyme Local Plan 2011 and the aims and objectives of PPS1 and PPG15.
3. The development hereby permitted shall proceed wholly in accordance with the amended plans received 16th January 2009 and attached to this permission.
- R3: For the avoidance of doubt and clarify the planning permission.

Note to the Applicant

N10. (Crime prevention)

Consultee/Publicity Period	5 .01.2009	Decision Sent Out	
Case Officer Recommendation	14.01.2009	8 Week Determination	16.01.2009
Management check	Amended PR 16/01		

OFFICER REPORT ON DELEGATED ITEMS

Applicant: Ms. Carla Roach
Application No: 08/00972/FUL
Location: 7 Holly Mews, Keele
Description: Two storey rear extension

Policies and Proposals in the Development Plan Relevant to This Decision:

West Midlands Regional Spatial Strategy

Policy QE1: Conserving and enhancing the environment
Policy QE3: Creating a high quality built environment for all
Policy QE6: The conservation, enhancement and restoration of the region's landscapes

Staffordshire and Stoke on Trent Structure Plan 1996 - 2011

Policy D1: Sustainable Development
Policy D2: The Design and Environmental Quality of Development
Policy D5A: Green Belt
Policy D5B: Development in the Green Belt
Policy NC1: Protection of the Countryside: General Considerations
Policy NC2: Landscape Protection and restoration
Policy NC19: Conservation Areas

Newcastle Under Lyme Local Plan 1996 - 2011

Policy S3: Development in the Green Belt
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
Policy B13: Design and Development In Conservation Areas
Policy B14: Development in or Adjoining the Boundary of Conservation Areas
Policy N19: Areas of landscape maintenance
Policy T16: Development – General Parking Requirements

Other Material Considerations

Space Around Dwellings (July 2004)

Relevant National Policy Guidance:

PPS1: Delivering Sustainable Development
Companion Guide to PPS1 "The Planning System: General Principles"
PPG15: Planning and the Historic Environment

Planning History

1995	95/230/FUL	Permit - residential development
1997	97/862/FUL	Permit - residential development without compliance with condition 1 of consent 95/230/FUL dated 22 August 1995 relating to highway improvement
1999	99/450/FUL	Permit - conversion of roof space into study and installation of roof light
2003	03/412/FUL	Permit - rear conservatory and enlargement of rooflights, formation of new external doors on garage building associated with guest suite at first floor

Views of Consultees

Conservation Advisory Working Party – no objections to careful control over materials and detailing to match the existing.

Keele Parish Council – support for the proposal and it is considered to be carefully designed, unobtrusive and fully in keeping with the character and appearance of the Keele Conservation Area.

Landscape and Development Section – no objections

Representations

The occupiers of 6 neighbouring properties have been notified and a site notice displayed. No letters of representation have been received.

Applicant's/Agent's Submission

A design and access statement has been submitted to support the application.

Key Issues

The proposed two storey extension will be located on the rear elevation and will replace an existing conservatory. The proposed extension will measure 3.4m by 5.4m in length and width. A lean to glazed roof is proposed up to the first floor which results in the length being approximately 0.9 metres less than the ground floor. Internally the proposals are to serve as a sun lounge at ground floor level and a third bedroom at first floor level. The ground floor will be predominantly glazed with brick dwarf walls and the first floor being clad in untreated cedar boarding with a reclaimed tile roof.

The proposal is located within the Keele Conservation area and within the North Staffordshire Green Belt and an area of landscape maintenance as designated on the Proposals Map of the Local Plan 2011. Therefore the key issues in the determination of the development are:

- Is the development appropriate within the Green Belt and if not do very special circumstances exist to justify an approval?
- the design of the proposals
- the impact of the proposed development on the Conservation Area
- the impact on a landscape maintenance area
- the impact upon neighbouring occupiers in terms of amenity

Is the development appropriate within the Green Belt and if not do very special circumstances exist to justify an approval?

Contained within PPG2 (Green Belts), the Structure plan and Newcastle Local plan states that the most fundamental aim of Green Belt Policy is to maintain the openness of the Green Belt. It states that the construction of new buildings inside a Green Belt is inappropriate unless it meets certain criteria. Provided the development does not result in disproportionate additions over and above the size of the original building, the extension or alteration of dwellings is not inappropriate in Green Belts.

The original dwelling has a floor area of approximately 110 square metres, this including the ground and first floors. The proposed extension would result in an existing conservatory being replaced with a two storey extension. The floor area of the ground floor of the proposal measures 5.4m x 3.4m giving a total of 18.36 square metres with the proposed first floor measuring 5.4m x 2.5m, this giving a total of 13.5 square metres. The combined total floor area of the proposed rear extension is 31.8 square metres which amounts to a 29% increase in floor area to the dwelling, and thus not being considered a disproportionate addition to the original dwelling. Therefore the proposal is considered appropriate development within the Green Belt and the applicant is not required to demonstrate any very special circumstances in this instance.

Design of the proposals

PPS1 (para. 33) states *“Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.”*

Policy H18 refers to the design of residential extensions, where subject to planning control. The policy states:

“Proposals to extend dwellings will be favourably considered, subject to other policies in the Plan, so long as the following requirements are satisfied:

- (i) The form, size and location of each extension should be subordinate to the design of the original dwellings.*
- (ii) The materials and design of each extension should fit in with those of the dwelling to be extended.*
- (iii) The extension should not detract materially from the character of the original dwelling or from the integrity of the original design of the group of dwellings that form the street scene or setting.”*

The application property is an end mews in a row of three in the village of Keele. The property has an existing rear conservatory which is of a timber framed design with brick dwarf walls. The proposal is to replace this with a two storey extension but the ground floor of the extension will have a similar appearance to the existing conservatory. The first floor of the proposal will be slightly smaller in terms of its floor area and will have a different appearance than the ground floor with an untreated cedar boarding cladding on the external walls.

The proposed extension in terms of its form, size and location, is considered to be subordinate to the design of the original dwelling with the roof being lower than the

main dwelling and a location at the rear of the property. The location at the rear of the property also results in views from any main vantage points being minimal with a number of mature trees also in the locality which would further screen views of the proposal.

The design of the proposal is considered unconventional in its appearance with cedar board cladding being proposed at first floor level. The main dwelling is a previously converted estate maintenance building but it is considered that the conversion was not done sensitively with many of the bricked up openings being visible on the rear elevation. One of the neighbouring mews dwellings has an existing large conservatory which dominates that property at the rear, this being of a traditional conservatory design with white UPVC frames. It is considered that the ground floor of the proposed extension will have a similar appearance to the existing conservatory at the application property and this is considered acceptable. The cedar board cladding to the first floor, although not conventional, would represent an appropriate material that will aid the extension in its appearance and help it to blend into its surroundings.

The design of the proposal is considered to be in compliance with policy H18 of the Local Plan and is deemed to be acceptable.

The impact of the proposed development on the Conservation Area

Policy B9, B10, B13 and B14 seeks to prevent harm of development on Conservations Areas and a requirement to preserve or enhance the character or appearance of a Conservation Area. The property is located within the Keele Village Conservation Area and in particular, policy B10 is of importance in this instance.

The area has a mixture of dwellings in the area, both in terms of style and design with a number of Keele University buildings also within the vicinity. As discussed above the row of three mews dwellings was a previous estate maintenance building that has been converted but this was not done sensitively with the bricked up openings being clearly visible on the exterior of the rear elevation. Therefore the character of the existing dwelling is not considered to be of any significant merit, particularly in relation to the rear.

It is considered that the proposed two storey extension is of a modest size at the rear of the property with many views being limited from any main vantage points within the Conservation area. The prominence of mature trees towards the rear of the property limits views and the proposed extension is also much lower than the main dwelling and so there will be no views from the front. It is considered that the applicant has attempted to propose a contemporary design that will offer a balance between the old and new aspects of the property which will preserve the appearance of the Conservation area.

It is considered that the proposed development would preserve the appearance of the Conservation area whilst not having any detrimental impact on the character or appearance of the Conservation Area. This being in accordance with policy B9, B10, B13 and B14 of the Local Plan.

The impact on a landscape maintenance area

Policies NC1 and NC2 of the Structure Plan seek to protect the countryside for its own sake and Policy NC2 sets out a list of criteria by which applications should be determined.

The site lies within a Landscape Maintenance Area. Policy N19 of the Local Plan states that;

“The Council will seek to maintain the high quality and characteristic landscapes in Landscape Maintenance Areas as shown on the Proposals Map. 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 property is within the village of Keele and the proposal is considered not to harm the appearance and character of the village. The proposed two storey rear extension represents a design that will protect the appearance of the original dwelling and maintain the appearance of the surrounding area. Views of the rear of the property are limited by mature trees and shrubs which act as screening for the proposal and so the impact on the wider locality would be minimal.

The proposal is therefore considered to comply with Policy N19 of the Local Plan.

Impact upon neighbouring occupiers in terms of amenity

PPS 1 paragraph 3 states that;

“Sustainable development is the core principle underpinning planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations. A widely used definition was drawn up by the World Commission on Environment and Development in 1987: ‘development that meets the needs of the present without compromising the ability of future generations to meet their own needs.’”

Supplementary Planning Guidance provides further advice regarding residential extensions.

The property is at the end of a row of three mews dwellings. There are no windows on the rear elevation of the neighbouring property and so there will be no loss of light to principal windows of neighbouring properties. No windows are proposed on the proposed extension that will cause a loss of privacy to any neighbouring dwellings.

The proposed development would not result in a reduction in private space at the property with the footprint of the extension being similar to the existing conservatory that will be replaced and an adequate amount of private space would remain at the property. Therefore, the proposals adhere to the guidance contained within SPG relating to the control of residential development.

Reasons for the grant of planning permission

The proposal accords with provisions of the development plan for the locality indicated in the decision notice and there are no other material considerations which would justify a refusal of planning permission.

RECOMMENDATIONS

Permit subject to conditions:

1. The materials to be used shall be in strict accordance with those specified in the application unless different materials are first agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- R1. To protect and safeguard the historic fabric and appearance of the Conservation area in accordance with the requirement of Policy NC19 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 and Policy B10 and B13 of the Newcastle-under-Lyme Local Plan 2011.
2. All windows of the proposed development shall be timber framed and have a painted finish in accordance with the submitted plans hereby approved.
- R2. For the avoidance of doubt and to ensure that the external appearance of the building/structure is acceptable in accordance with the requirement of Policy NC19 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 and Policy B10 and B13 of the Newcastle-under-Lyme Local Plan 2011.

Performance Checks	Date		Date
Consultee/Publicity Period	09.01.09	Decision Sent Out	
Case Officer Recommendation	20.01.09	8 Week Determination	23.01.09
Management check			