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My ref  
GD/EVB – R82/48

10 December 2010

To the Chair and Members

of the

CONSERVATION ADVISORY  
WORKING PARTY

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, 21 DECEMBER 2010** at **7pm**.

#### AGENDA

1. To receive Declarations of Interest from Members on items included in this agenda.
2. Minutes of meeting held on 30 November 2010 (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

**Members: Councillors Miss Cooper, Heesom, Mrs Naylor, Wemyss and Mrs Williams.**

**Outside Representatives: Messrs Chatterton, Ferrington, Heeks, Manning, Miss Barter, Tribbeck and Worgan**

**The appropriate Parish Council representative(s)**

**DECISIONS OF THE BOROUGH COUNCIL ON APPLICATIONS WHICH  
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
<b>10/550/FUL</b>	Orchard House, Chamberlain Court, Betley. Mr I Brooks.	First floor rear extension with balcony.	No objections.	Permitted under delegated powers 22/11/10.
<b>10/585/FUL</b>	Moreton House, Church Lane, Wolstanton. Staffordshire Housing Association.	New enclosure of common areas of existing building and associated roof works.	The Working Party had some reservations but the majority of Members had no objections.	Permitted under delegated powers 6/12/10.

**CONSERVATION ADVISORY WORKING PARTY**

<b>Reference</b>	<b>Location and Applicant</b>	<b>Development</b>	<b>Remarks</b>	<b>Ward Councillors</b>
<b>10/630/FUL</b>	Church Farm, Mucklestone. Mr W Friend.	Change of use of existing farm buildings from solely agricultural use to mixed business (B1) and agricultural use.	Within the Mucklestone Conservation Area.	Councillor A Howells Councillor Mrs F Myatt Councillor B Tomkins
<b>10/691/FUL</b>	Brooklands, Common Lane, Betley. Mr D Hales.	Single storey side extension to form sun room.	Within the Betley Conservation Area.	Councillor D Becket Councillor A Wemyss
<b>10/692/FUL</b>	Wade Centre, The Avenue, Kidsgrove. St Thomas' PCC.	Ground floor rear extensions and alterations.	Within the Hardings Wood Conservation Area and affects the setting of a Listed Building.	Councillor Mrs S Bowyer Councillor Mrs T Morrey Councillor K N Taylor
<b>10/707/ADV</b>	19 High Street, Newcastle . Forster Dean Ltd.	Externally illuminated fascia signs and applied lettering to shop front and door.	Within the Newcastle Town Centre Conservation Area.	Councillor D Clarke Councillor Mrs E Shenton
10/710/LBC & 10/711/FUL.	Ashley Farm, School Lane, Ashley, Dr DJ West.	Single storey extension to form garden room (Revision to previously approved scheme ref. 10/00458/LBC & 10/00459/FUL).	Affects a Grade II listed building.	Councillor A Howells Councillor Mrs F Myatt Councillor B Tomkins

## **OFFICER REPORT ON DELEGATED ITEMS**

**Applicant** Mr I Brooks                      **Application No** 10/00550/FUL

**Location** Orchard House Chamberlain Court Betley

**Description** First floor rear extension with balcony

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

#### **West Midlands Regional Spatial Strategy 2008**

Policy QE1: Conserving and Enhancing the Environment

Policy QE3: Creating a High Quality Built Environment for all

#### **Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006 – 2026 adopted 2009**

Policy CSP1: Design Quality

Policy CSP2: Historic Environment

#### **Staffordshire and Stoke on Trent Structure Plan 1996-2011**

Policy D1: Sustainable Forms of Development.

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 B9: Prevention of Harm to Conservation Areas

Policy B10: 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

#### **Other Material Considerations**

Supplementary Planning Guidance Space Around Dwellings (July, 2004)

Article 4(2) Direction Removing Permitted Development Rights – Betley Conservation Area

Newcastle-under-Lyme and Stoke-Trent Urban Guidance SPD (December, 2010)

#### **Relevant National Policy Guidance:**

PPS1: Delivering Sustainable Development (February 2005)

PPS7: Sustainable Development in Rural Areas

PPS5: Planning for the Historic Environment (March 2010)

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

#### **Planning History**

08/00350/FUL              Proposed pitched roof over existing balcony      Permitted.

#### **Views of Consultees**

**Conservation Advisory Working Party (CAWP)** – No objections.

**Betley, Balterley and Wrinehill Parish Council** – No comments received and the period for comment ended on 4 November 2010.

## **Representations**

None received.

## **Applicants/Agents Submission**

A Design and Access Statement has been submitted raising some of the following points:-

- The proposed development has been designed to be in keeping with the character of the area.
- External facing materials are to match those of the existing property.

## **Key Issues**

The proposed first floor rear extension with balcony measures 3.8 metres by 3.8 metres in combined footprint and 5.8 metres in overall roof height. Internally the extension will serve as a dining area. The key issues in the determination of the development are:

- the design of the proposal, particularly the impact on the character and appearance of the Betley Conservation Area
- impact on residential amenity

### The design of the proposal and the impact on the character and appearance of the Betley Conservation Area

Policy H18 of the Local Plan relates specifically to the design of residential extensions and considers that materials and design should fit in with those of the dwelling to be extended and not detract from the character of the original dwelling. In achieving this, the form, size and location of the extension should be subordinate in design to the original dwelling.

Policies B9, B10 and B13 set out the requirements for which development within Conservation Areas should adhere to.

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 some criteria which must be met when permitting development that would alter the appearance of any building within a Conservation Area, including respecting the form, scale, bulk, height, materials and colours of the existing buildings, respecting historic features and boundaries, and protecting and enhancing views.

Policy B13 of the Local Plan states that applicants should demonstrate how they have taken account of the need to preserve or enhance the character or appearance of Conservation Areas in the design of their development proposals.

Strictly speaking the proposed extension is not subordinate in policy H18 terms having a roof ridge equal in height to that of the main dwelling house. However the proposed extension would tie in well with its appearance. The proposal does not generate any significant concerns when measuring it against Conservation policies.

Overall the design of the proposal and the impact to character and appearance of the Conservation Area is acceptable.

### The impact on residential amenity

Supplementary Planning Guidance (SPG) Space Around Dwellings provides guidance on residential extensions including the need for privacy, daylight standards, and environmental considerations. Overall the proposal accords with the relevant advice of the SPG and the view taken is that the proposal should not be resisted on amenity grounds.

## **Reasons for the Grant of Planning Permission**

The proposed development is of a scale and design that is in keeping with the character of the main dwelling house and would not be detrimental to the special character and appearance of the Betley Conservation Area. Taking into account the position of the development and its scale it will not result in harm to neighbouring residential amenity levels in terms of visual intrusion, overlooking or loss of light. The development is in accordance with Policies H18, B5, B9, B10, B13 and B14 of the Newcastle under Lyme Local Plan 2010, Policies D2 and NC19 of the Stoke on Trent Structure Plan 1996-2011 and policies CSP1 and CSP2 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026.

## **Recommendation**

**Permit** subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
- R1 To comply with the provisions of Section 91 of the Town and Country Planning Act.
2. The development hereby permitted shall be carried out in accordance with the following approved plans;
  - Drawing numbers 10-070-A3-LOC-01 and 10-070-A1-01 Rev A, 30th September 2010
- R2 For the avoidance of doubt and in the interests of proper planning.
3. 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 main dwelling house.
- R3 In the interests of amenity and to protect the character and appearance of the Betley Conservation Area in accordance with the requirements of Policies H18, B5, B9, B10, B13 and B14 of the Newcastle under Lyme Local Plan 2010, Policies D2 and NC19 of the Stoke on Trent Structure Plan 1996-2011 and policies CSP1 and CSP2 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026.

Performance Checks	Date		Date
Consultee/ Publicity Period	<b>12.11.10</b>	Decision Sent Out	
Case Officer Recommendation	<b>22.11.10</b>	8 Week Determination	<b>8.12.10</b>
Management check	<b>RK 23.11.10</b>		

## **OFFICER REPORT ON DELEGATED ITEMS**

**Applicant** Staffordshire Housing Association      **Application No** 10/00585/FUL  
**Location** Moreton House Church Lane, Wolstanton, Newcastle  
**Description** New enclosure of common areas of existing building and associated roof works.

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

#### **West Midlands Regional Spatial Strategy**

Policy QE3: Creating a high quality built environment.

#### **Staffordshire and Stoke on Trent Structure Plan 1996 - 2011**

Policy D1: Sustainable forms of Development;  
Policy D2: The Design and Environmental Quality of Development;  
Policy NC19: Conservation Areas

#### **Newcastle Under Lyme Local Plan 2011**

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.

#### **Newcastle under Lyme and Stoke on Trent Core Strategy 2006-26 (adopted 2009)**

Strategic Aim 16: To eliminate poor quality development;  
Policy CSP1: Design Quality;  
Policy CSP2: Preserve and enhance the character of appearance of the historic heritage.

#### **Other Material Considerations**

PPS1: Delivering Sustainable Development  
Companion Guide to PPS1 "The Planning System: General Principles".

#### **Relevant Planning History**

N2731/D1	PER	25.1.1973	Demolition and re-erection of facade and building of 22 flats.
N4976	PER	20.12.1977	Erection of 22 flats.

#### **Views of Consultees**

Conservation Advisory Working Party: Some reservations but the majority of Members had no objections.

#### **Representations:**

None.

#### **Applicant's/Agent's Submission:**

None.

## **Key Issues**

The application property is three linked blocks of flats. The west facing block fronting Church Lane falls within the Conservation Area and as such is a replica of the historic Morton House. The present application is to remodel the stair area between the northern and eastern blocks.

The main issue for consideration in the determination of this application is visual amenity.

### **Visual amenity**

The proposed works fall outside the Conservation Area, given the scale of the proposal within the context of the existing building it is considered the proposal would not be harmful to either the appearance or character of Wolstanton Conservation area.

Planning Policy Statement 1 (34) states that Planning Authorities should plan positively for the achievement of high quality and inclusive design the external design of all new developments. Policy D2 calls for development which should be designed to relate to its surrounding context while not excluding innovative and creative designs.

The proposal is to remodel and extend the stair/link block between the northern and western blocks by bringing the front (northern) wall of the link forward to that of the main northern block, the double pitch roof of the main northern block across it, and replace its existing glazed wall with a render faced solid ones and smaller windows. It is considered the extended main northern block will be an improvement in appearance over the existing flat roofed structure and would not adversely affect the character of the building, locality nor on the appearance or character of conservation area so is considered acceptable.

### **Residential amenity**

Other than the residents of the building, which the proposal would be beneficial to, there are no near neighbours and as such the proposal would not have an adverse impact on residential amenity

## **Reasons for the Approval of Planning Permission**

The proposal complies with the Aims and objectives of PSS 1, Strategic Aim 16 and Policies CSP1 and CSP2 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 and Policies B9 and B14 of the Newcastle-under-Lyme Local Plan 2010 and D2 of the Stoke-on-Trent Structure Plan 1996-2011 because its scale and design fit in with the character of the surrounding dwellings and would not be detrimental to the visual amenity of the area.

## **Recommendation**

**Permit** subject to:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
- R1. To comply with the provisions of Section 91 of the Town and Country Planning Act.
2. The materials to be used in the construction of the development hereby permitted shall match in all respects (size, texture and colour) those of the existing building.
- R2. In the interests of amenity to comply with the requirements of policy D2 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011.
3. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

axis Moreton House Drg No 431P000 - Received by the Council 11 October 2010;  
axis Moreton House Drg No 431P001 - Received by the Council 11 October 2010;



axis Moreton House Drg No 431P002 - Received by the Council 11 October 2010;  
axis Moreton House Drg No 431P003 - Received by the Council 11 October 2010;  
axis Moreton House Drg No 431P004 - Received by the Council 11 October 2010.

R3. For the avoidance of doubt and in the interests of proper planning.

**Note to the Applicant**

1 N10. (Crime prevention)

Performance Checks	Date		Date
Consultee/ Publicity Period	<b>12.11.2010</b>	Decision Sent Out	
Case Officer Recommendation	<b>6.12.2010</b>	8 Week Determination	<b>6.12.2010</b>
Management check	<b>Revised PR 06.12.10</b>		