

The application seeks to vary condition 2 of planning permission 15/00814/FUL which granted permission for the erection of a new dwelling at land south-east of Hollycroft Farm, Lordsley Lane, Ashley. Condition 2 lists approved drawings and the variation sought seeks to substitute amended plans to allow for amendments to the approved elevations.

The site lies within the Open Countryside and an Area of Active Landscape Conservation as indicated on the Local Development Framework Proposals Map.

The 8 week period for the determination of this application expires on 10th January 2018.

RECOMMENDATION

PERMIT the variation of condition 2 of 15/00814/FUL to list the revised plans;

And subject to the imposition of all other conditions attached to planning permission 15/00814/FUL that remain relevant at this time.

Reason for Recommendation

The proposed amendments are relatively minor and are considered appropriate to the rural context. It is not considered that the proposed revisions would have any adverse impact on the quality and character of the Area of Active Landscape Conservation.

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

The proposal is considered to be a sustainable form of development in compliance with the provisions of the National Planning Policy Framework and no amendments were considered necessary.

Key Issues

The application seeks to vary condition 2 of planning permission 15/00814/FUL which granted permission for the erection of a new dwelling at land south-east of Hollycroft Farm, Lordsley Lane, Ashley. The condition lists the approved plans and the variation as proposed seeks to substitute amended plans.

The amendments being sought are;

- Insertion of larger full-length windows in the south facing elevation
- Insertion of one additional window and 5 rooflights in the north facing elevation
- Smaller door in the east facing elevation
- Replacement of the two windows in the west facing elevation with three smaller windows and the insertion of a section of full-height glazing
- Construction of a larger chimney on the west elevation

The sole issue to consider is whether the proposed elevational changes would have any adverse impact on the character and appearance 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. Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

CSS Policy CSP1 states that new development should be well designed to respect the character, identity and context of Newcastle and Stoke-on-Trent's unique townscape and landscape and in particular, the built heritage, its historic environment, its rural setting and the settlement pattern created by the hierarchy of centres. It states that new development should protect important and longer distance views of historic landmarks and rural vistas and contribute positively to an area's identity and heritage (both natural and built) in terms of scale, density, layout, use of appropriate vernacular materials for buildings and surfaces and access. This policy is considered to be consistent with the NPPF.

The Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD (2010) has been adopted by the Borough Council and it is considered that it is consistent with the NPPF and therefore, can be given weight. Section 10.5 of the SPD states that new development in the rural area should respond to the typical forms of buildings in the village or locality.

The footprint of the dwelling remains as approved and the proposed amendments, which are principally to the fenestration, are relatively minor and are considered appropriate to the rural context. It is not considered that the proposed revisions would have any adverse impact on the quality and character of the Area of Active Landscape Conservation.

APPENDIX

Policies and proposals in the approved development plan relevant to this decision:-

[Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy](#) (CSS) 2006-2026

Policy CSP1: Design Quality

[Newcastle-under-Lyme Local Plan](#) (NLP) 2011

Policy N17: Landscape Character - General Considerations

Policy N18: Areas of Active Landscape Conservation

Other Material Considerations include:

[National Planning Policy Framework](#) (NPPF) (2012)

[Planning Practice Guidance](#) (PPG) (2014)

Relevant Planning History

94/00239/FUL	Erection of building as a field shelter for lambing and rearing of sheep Approved
15/00613/COUNOT	Prior notification for conversion of existing agricultural building to residential use Approved
15/00814/FUL	Erection of a new dwelling Approved

Views of Consultees

None received.

Representations

None received.

Applicant's/Agent's submission

Application forms and plans have been submitted. These documents are available for inspection at the Guildhall and under the application reference number 17/00926/FUL on the website page that can be accessed by following this link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/plan/17/00926/FUL>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

12th December 2017