

**22, PILKINGTON AVENUE, WESTLANDS**  
**MRS CHARLOTTE JOHNSON**

**19/00977/FUL**

The application is for full planning permission for the retention of alterations to ground levels in the rear garden and re-surfacing to both the front and rear gardens of this residential dwellinghouse.

The application site is located within the Urban Area of Newcastle as indicated on the Local Development Framework Proposals Map.

**The 8 week period for the determination of this application expires on 7<sup>th</sup> February 2020.**

**RECOMMENDATION**

**PERMIT with no conditions**

**Reason for Recommendation**

The development has no adverse impact on either visual or residential amenity and on this basis it represents a sustainable form of development in accordance with local and national planning policy.

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

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

**Key Issues**

This is an application for full planning permission for the retention of alterations to ground levels in the rear garden and re-surfacing to both the front and rear gardens of this residential dwellinghouse.

The application site is located within the Urban Area of Newcastle as indicated on the Local Development Framework Proposals Map.

Although concerns have been expressed by the occupiers of the neighbouring property regarding drainage and in particular to flooding of their garage, this is a civil matter between the two parties that cannot be given any weight in the determination of the application. Therefore the key issues in the determination of the application are:

- Impact on visual amenity
- Impact on residential amenity

**The design of the development**

The area to the front and side of the house, which was previously partially hard surfaced with some lawn has been re-surfaced with block paving. The rear garden, which was previously lawned has been replaced with paving and part of it has been raised up by approximately 500mm to create a levelled area.

The block paving to the front is a typical feature of many residential properties and some planting remains to soften its appearance. The paving to the rear of the property is not visible from any public vantage point and does not have any impact upon the visual amenity of the area.

**The impact upon residential amenity**

As stated above, part of the rear garden has been raised by a maximum of 500mm to create a levelled area. There is a fence along the boundary with the neighbouring property and it is not considered that

the relatively minimal increase in the height of the garden has any adverse impact on the residential amenity of neighbouring occupiers.

## **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 ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy

Policy CSP1: Design Quality

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

Nil

### **Other Material Considerations include:**

[National Planning Policy Framework \(2019\)](#)

[Planning Practice Guidance \(2014 as updated\)](#)

[Supplementary Planning Guidance/Documents](#)

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document \(2010\)](#)

[Relevant Planning History](#)

None

[Views of Consultees](#)

No comments have been received from the **Landscape Development Section** and given that the period for comment has passed, it must be assumed that they have no comments to make.

[Representations](#)

A letter of representation has been received from the occupiers of the neighbouring property raising issues of impact on drainage and privacy.

[Applicant's/Agent's submission](#)

All of the application documents can be viewed on the Council's website using the following link:  
<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00977/FUL>

### **Background papers**

Planning files referred to

Planning Documents referred to

### **Date report prepared**

20<sup>th</sup> January 2020