

**57-59 STAFFORD CRESCENT, CLAYTON**  
**EDGELEY BUILDERS – ANTHONY PODMORE**

**22/00350/FUL**

The application seeks full planning permission for the demolition of Nos. 57 and 59 Stafford Crescent and their replacement with 4 no. townhouses. The application site falls within the urban area of the Borough as indicated on the Local Development Framework Proposals Map.

The application is a resubmission of application 21/01095/FUL which was refused earlier this year.

The application has been brought to the committee at the request of two Councillors due to concerns regarding overdevelopment, design and parking.

**The 8 week determination period expires on the 15<sup>th</sup> June, however an extension of time has been agreed until the 24<sup>th</sup> June 2022.**

**RECOMMENDATION**

**PERMIT subject to conditions relating to the following matters:-**

- 1. Time limit condition**
- 2. Approved Plans**
- 3. Materials**
- 4. Boundary treatments**
- 5. Hard and soft landscaping**
- 6. Provision of parking and driveways prior to first occupation**
- 7. Submission of a Construction Management Plan**
- 8. Parking areas to be surfaced with porous bound material**
- 9. Provision of cycle storage**
- 10. Construction hours**
- 11. Dust mitigation measures**
- 12. Electric vehicle charging provision, and**
- 13. Waste storage and collection arrangements**

**Reason for Recommendation**

The location of the proposed townhouses represents a sustainable location for new residential development within the Borough and is therefore acceptable in principle. The amendments to the design and layout of the dwellings is considered to overcome the previous reason for refusal and subject to appropriate planning conditions, the development represents a sustainable form of development that would not harm the character of the area, the amenity of existing and future occupiers or cause highway safety implications. The proposals accord with development plan policies and the guidance and requirements of the NPPF.

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

The development is considered to be a sustainable form of development in accordance with the National Planning Policy Framework and therefore no amendments have been sought.

**KEY ISSUES**

The application seeks full planning permission for the demolition of Nos. 57 and 59 Stafford Crescent and their replacement with 4 no. townhouses, two of which would be 2-bed and the other two, 1-bed only. The application site falls within the urban area of the Borough as indicated on the Local Development Framework Proposals Map.

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The application is a resubmission of application 21/01095/FUL which was refused earlier this year on the following grounds:

*The proposed development by reason of the overdevelopment and intensification of the site would result in a poor quality design that would be harmful to character and setting of the area whilst also being detrimental to how the site functions for future occupiers, in particular with regards to providing parking that addresses the needs of people with disabilities and reduced mobility and providing suitable access to enable waste and recycling to be presented for collection. As such the development is contrary to Policy CSP1 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026, the guidance set out in the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document 2010 and the requirements and policies of the National Planning Policy Framework 2021.*

The applicant has amended the scheme to seek to address the previous reason for refusal.

No objection was raised previously to the principle of residential development in this location or the impact on residential amenity and therefore, the main issues for consideration are:

- Design and impact on the character and form of the area
- Parking and impact on highway safety
- Reducing Inequalities

### Design and impact on the character and form of the area

Paragraph 126 of the National Planning Policy Framework (the Framework) states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the framework lists 6 criterion, a) – f) with which planning policies and decisions should accord and details, amongst other things, that developments should be visually attractive and sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change.

Policy R3 of the Urban Design Supplementary Planning Document (SPD) states that new housing must relate well to its surroundings, it should not ignore the existing environment but should respond to and enhance it, exploiting site characteristics. Policy R5 goes on to state that “buildings must define the street space with a coherent building line that relates to existing building lines where they form a positive characteristic of the area [and] infill development should generally follow the existing building line”. R12 states that residential development should be designed to contribute towards improving the character and quality of the area.

Policy CSP1 of the Core Spatial Strategy seeks to ensure that new development is well designed to respect the character, identity and context of Newcastle’s unique townscape and landscape including its rural setting and the settlement pattern created by the hierarchy of centres. Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document provides further detailed guidance on design matters in tandem with CSP1.

The previous scheme was considered unacceptable partly on the grounds that it would comprise overdevelopment and intensification of the site resulting in a poor quality design that would be harmful to the character and setting of the area.

To address these concerns, the revised application indicates a reduction in the overall scale of the building, with a reduction in its footprint and amendments to the roof design. Two of the dwellings have also been altered from 2-bed to 1-bed.

The smaller footprint of the development and the revised design, which results in a reduced scale and massing, would comprise a less dominant form of development than the previous scheme. The revised townhouses would be similar in appearance to the rows of red brick properties found nearby, such as numbers 72 - 76 Stafford Crescent, and the general height and massing would be not dissimilar to other dwellings found within the street scene. The proposed properties would respect the established building

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line of the street scene.

Stafford Crescent is characterised by a mix of semi-detached pre-fabricated dwellings of non-standard construction along with more traditional red brick terraced and semi-detached dwellings. The properties to be demolished are of limited architectural merit but do follow a uniform appearance to dwellings to either side and opposite the application site. Whilst it is recognised that demolition of the properties and their replacement with a more traditionally designed group of townhouses would still lead to some contrast of the site with the neighbouring dwellings, given the similarity of the revised proposals to the design of other dwellings in the vicinity, it is considered that the visual impact of the revised scheme would be acceptable.

Subject to conditions which secure acceptable facing materials and boundary treatments, it is considered that the design of the revised proposal is acceptable and that the proposal accords with development plan policies and the guidance and requirements of the NPPF.

#### Parking and impact on highway safety

Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts of development would be severe.

The proposal is for 4 townhouses, two of which would be 2-bed and two would be 1-bed. A total of 6 parking spaces are to be provided for the proposal.

The previous application was refused partly on the grounds that the scheme would be detrimental to how the site functions for future occupiers as the proposed parking layout would not have addressed the needs of people with disabilities and reduced mobility, whilst also failing to provide suitable access to enable waste and recycling bins to be presented for collection.

The altered parking arrangement has sought to address these concerns by providing bin storage areas to the side of the properties and by providing a footpath on either side of the row of car parking bays to improve access for both vehicle users and for residents presenting their bins for collection. The overall number of parking spaces has been reduced from 8 to 6 to help to soften the visual impact of the proposal. Whilst the number of parking spaces is less than for the previous application, two of the proposed town houses are to be 1-bed only, and the proposal therefore still complies with the Council's parking standards. The Highway Authority have no objections to the proposal subject to conditions.

The proposed driveway arrangements would not be dissimilar to that of other nearby properties and in the absence of any objections from the Highway Authority and subject to the recommended conditions, it is considered that the proposed development is acceptable in highway safety terms and in accordance with the guidance and requirements of the NPPF.

#### Reducing Inequalities

The Equality Act 2010 says public authorities must comply with the public sector equality duty in addition to the duty not to discriminate. The **public sector equality duty** requires **public authorities** to consider or think about how their policies or decisions affect people who are **protected** under the Equality Act. If a public authority hasn't properly considered its public sector equality duty it can be challenged in the courts.

The duty aims to make sure public authorities think about things like discrimination and the needs of people who are disadvantaged or suffer inequality, when they make decisions. People are protected under the Act if they have protected characteristics. The characteristics that are protected in relation to the public sector equality duty are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity

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- Race
- Religion or belief
- Sex
- Sexual orientation

When public authorities carry out their functions the Equality Act says they must have due regard or think about the need to:

- Eliminate unlawful discrimination
- Advance equality of opportunity between people who share a protected characteristic and those who don't
- Foster or encourage good relations between people who share a protected characteristic and those who don't

With regard to this proposal it is considered that it will not have a differential impact on those with protected characteristics

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## **APPENDIX**

### **Policies and proposals in the Development Plan relevant to this decision:**

#### Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006 - 2026 (Adopted 2009)

Policy SP1: Spatial Principles of Targeted Regeneration  
Policy SP3: Spatial Principles of Movement and Access  
Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy  
Policy CSP1: Design Quality  
Policy CSP3: Sustainability and Climate Change

#### Newcastle under Lyme Local Plan 2011

Policy H1: Residential Development: Sustainable Location and Protection of the Countryside  
Policy T16: Development – General Parking Requirements

### **Other Material Considerations**

#### National Planning Policy

#### National Planning Policy Framework (2021)

#### Planning Practice Guidance (2018)

#### Supplementary Planning Guidance/Documents

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

#### Relevant Planning History

21/01094/FUL - Erection of Two Bungalows – refused

21/01095/FUL - Demolition of No 57/59 Stafford Crescent and Building 4 No. 2 Bed Townhouses - refused

#### Consultation Responses

The **Environmental Health Division** raise no objections subject to conditions relating to construction hours and dust mitigation.

The **Highway Authority** raises no objections to the proposal subject to conditions regarding revised accesses, submission of a Construction Management Plan, use of appropriate materials for the parking areas and the provision of cycle storage.

#### Representations

One objection has been received from the occupiers of a nearby property raising the following concerns:

- Impact on residential amenity
- The proposal is overdevelopment of the site
- Visual impact
- Impact on residential amenity
- Lack of parking provision
- Concerns regarding bin storage arrangements

#### Applicants/agents submission

The requisite plans and application form including a supporting statement have been submitted.

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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/22/00350/FUL>

Background Papers

Planning files referred to  
Planning Documents referred to

Date report prepared

9<sup>th</sup> June 2022

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