

OFFICER REPORT ON DELEGATED ITEMS

<u>Applicant</u>	Aspire Group	<u>Application No</u>	12/00328/FUL
<u>Location</u>	1,2,6,8,10-14 Laverock Grove 3,5,7,11 Morningside Madeley, Newcastle		
<u>Description</u>	Removal of concrete panels and provision of replacement brick and cavity wall, and other alterations and improvements		

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 T13: Local Roads

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

Strategic Aim 4: To balance the supply and demand for quality housing;

Strategic Aim 11: To focus development within the communities of Madeley;

Strategic Aim 16: To eliminate poor quality development;

Policy CSP1: Design Quality.

Newcastle Under Lyme Local Plan 2011

Policy T16: General Parking Requirements

Policy N12: Development and The Protection of trees

Other Material Considerations

Relevant National Policy Guidance:

National Planning Policy Framework (March 2012)

Statement of the Secretary of State that it is the government's intention to revoke RSS's; and the Localism Act which includes powers to give effect to that intention and which received Royal assent on 15th November 2011.

Pending the making of a revocation order in accordance with the new Act, the RSS remains part of the statutory development plan. Nevertheless the intention to revoke the RSS and the enactment (of the Act) are material considerations which regard should be given.

Supplementary Planning Guidance

Space Around Dwellings (July 2004)

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD (Nov 2010).

Waste Management and Recycling Planning Practice Guidance Note (January 2011)

Relevant Planning History

None Relevant.

Views of Consultees

Madeley Parish Council: Supported.

Conservation Officer

Three of the houses fall within the Conservation Area. Most of the surrounding houses are finished in brick, so long as the bricks used are a good match there is no objection.

Representations

None.

Applicant's Submission

1 A design and access statement has been submitted with the application, which outlines the following:

The project is for the repair and modernisation of existing Airey type concrete construction properties. The works include:

- Removal of concrete panels and provision of replacement brick and blockwork cavity walls;
- Replacement of roof covering including soffit, fascia and rainwater goods;
- Replacement windows;
- Replacement external doors;
- External works;
- Internal works.

Once completed the properties will look like new builds.

Key Issues

This main feature of this planning application is the replacement of the external concrete walls of existing houses by brick; together with the replacement of windows, doors and rainwater goods which follow from this and new front garden layouts with off street parking.

It is considered that the main issue in the determination of this application is impact on the street scene.

Impact on the Street Scene

The National Planning Policy Framework Section 7 requires good design; it is a key aspect of sustainable development, indivisible from good planning (para 56) and permission should be refused for development of poor design (para 64). Policy D2 calls for development which should be designed to relate to its surrounding context while not excluding innovative and creative designs.

The houses involved in this application are set within a much larger estate of similar houses the remainder of which are of brick construction. 6,8 and 10 Laverock Grove Avenue are half of the semi-detached pairs and the other half of the semi have already changed the appearance of their external walls having a rendered finish, 9 retains its concrete finish. Within the application the new external walls will bring the appearance of the houses into line with the majority of houses on the estate which should improve the overall appearance; three will be odd, this should appear no worse than the existing two and will not outweigh the general improvement. The overall dimensions of the houses will not change; the proposed front garden layouts are acceptable; the proposal complies with policy.

Reasons for the grant of planning permission

The proposal complies with the Aims and objectives of NPPF, Strategic Aim 16 and Policy CSP1 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 and Policy D2 of the Stoke-on-Trent Structure Plan 1996-2011 because its design and finish 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. BA01 Commencement within 3 years (full)
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 house facing bricks to be used in the development hereby permitted shall be TERCA/BAGGERIDGE: Wineburger – Woodland Mixture unless otherwise agreed in writing by the local planning authority.
- 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 documents:
Aspire Housing Drwg: Project: Moringside & Laverock Grove Madeley – Airey's Properties in Madeley; Received by the Council 11 June 2012;

- Aspire Housing - Drwg: Airey's Type 1 Existing Floor Layouts and Elevations; Received by the Council 19 Jul 2012;
- Aspire Housing – Drwg: Airey's Type 1 Proposed Floor Layouts and Elevations; Received by the Council 19 Jul 2012;
- Aspire Housing – Drwg: Airey's Type 2 Existing Floor Layouts and Elevations; Received by the Council 19 Jul 2012;
- Aspire Housing - Drwg: Airey's Type 2 Proposed Floor Layouts and Elevations; Received by the Council 19 Jul 2012;
- Aspire Housing – Drwg: Airey's Properties No 004 – Block paved Driveway and Low Maintenance garden; Received by the Council 11 Jun 2012;
- Aspire Housing – Drwg: Airey's Properties No 005 – Block paved Driveway and Low Maintenance garden; Received by the Council 11 Jun 2012;
- Aspire Housing – Drwg: Airey's Properties – Proposed surface water Drainage options; Received by the Council 14 Aug 2012;
- Design and Access Statement; Received by the Council 11 Jun 2012;
- E-mail dated 13 August 18.10hr, Aspire Group – Planning Applications re: Airey Planning Applications – **surface water drainage** and **facing brick**; Received by the Council 14 Aug 2012.

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

Performance Checks	Date		Date
Consultee/ Publicity Period	24.08.2012	Decision Sent Out	
Case Officer Recommendation	12.09.2012	8 Week Determination	13.9.2012
Management check	12/9 ESM		