

OFFICER REPORT ON DELEGATED ITEMS

Applicant M. Val Newman

Application No 12/00446/FUL

Location The Old School, Church Bank, Keele

Description – Proposed new bay window extension and reinstatement of former bell tower

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

West Midlands Regional Spatial Strategy

Policy QE1: Conserving and Enhancing the Environment
Policy QE3: Creating a High Quality Built Environment for all
Policy QE5: Protection and enhancement of the historic environment

Staffordshire and Stoke on Trent Structure Plan 2011

Policy D1: Sustainable Forms of development
Policy D2: The design and environmental quality of development
Policy D5A: Green Belt
Policy D5B: Development in the Green Belt
Policy NC1: Protection of the Countryside: General Considerations
Policy NC2: Landscape Protection and restoration
Policy NC19: Conservation Areas

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

ASP6 Rural Area Spatial Policy
CSP1 Design Quality
CSP2: Historic Environment

Newcastle under Lyme Local Plan 2011

Policy S3: Development in the Green Belt
Policy H18: Design of Residential Extensions, where subject to planning control
Policy T16: Development – General Parking Requirements
Policy N17: Landscape Character – General Considerations
Policy N19: Area of Landscape Maintenance
Policy B8: Other Buildings of Historic or Architectural Interest
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

Other Material Considerations

Relevant National Policy Guidance:

National Planning Policy Framework (March 2012)

Supplementary Planning Guidance

Space Around Dwellings (July 2004)

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

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

The Secretary of State's announcement of his intention to abolish RSS

The Secretary of State has made it clear that it is the Government's intention to revoke RSSs and the Localism Act 2011, which includes powers to give effect to that intention, received Royal Assent on 15 November 2011. However, 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 are material considerations.

Planning History

93/00670/COU	Change of use to dwelling	Permit
96/00242/FUL	Detached garage	Refused
96/00392/FUL	Erection of detached garage	Permit

Views of Consultees

Keele Parish Council supports the application because the proposal represents a visual enhancement.

The **Conservation Officer** raises no objections and considers that the replacement 1950's bay window would be a more appropriate design than the existing bay. She considers that the existing bay was ill designed and its removal will be welcomed. She supports the proposal to reinstate the former bell tower. She concludes that it will not be visible from any significant public views but it is adding a layer of history to the building which has been lost.

The **Conservation Advisory Working Party (CAWP)** raised no objections to the bell tower, but had mixed views on the bay window. They would have preferred consideration of a more contemporary approach rather than a traditional approach and this should be explored by the applicant.

Representations

No letters of representation have been received.

Applicant/ Agents submission

A Design & Access Statement and Heritage Asset Statement has been submitted to support the application.

Key Issues

The application is for a replacement bay window at the side of the property and a new bell tower to the former school that now forms a residential property. The property is located within Keele village which is designated as a conservation area and is located within the North Staffordshire Green Belt and an Area of Landscape Maintenance, as indicated on the Local Development Framework Proposals Map.

The building is also on the Council's Register of Locally Important buildings and structures.

The key issues in the determination of the development are:

- Is the proposal appropriate development within the Green Belt?
- If not appropriate do the required very special circumstances exist?
- The design of the proposals and the impact on the conservation area
- The impact on the landscape quality and the wider visual amenity

Appropriate development within the Green Belt?

Paragraph 79 of the recently published NPPF details that *"The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."*

The NPPF further details in paragraph 89 that local planning authorities should regard new buildings within the Green Belt as inappropriate. Exceptions to this include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building

The existing bay window is a 1950's development that measures 14 cubic metres. The proposed new bay window would measure 35 square metres and so would be a more substantial structure compared to the existing. However, at 35 cubic metres it would be a modest addition to the building that appears to have had very minimal additions and alterations previously.

Due to the size and design of the proposed bay window it is not considered to represent a disproportionate addition to the building and so the harm to the openness of the Green Belt would not be significant.

The reinstatement of the bell tower would also be of a modest size and would not harm the openness of the Green Belt.

The proposed development is therefore classed as appropriate development within the Green Belt and there is no requirement for the applicant to demonstrate that very special circumstances exist.

The design of the proposals and the impact on the conservation area

The NPPF at Paragraph 56 puts great emphasis on design and details that *"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."*

It also indicates in para. 131 that in determining planning applications, local planning authorities should take account of, amongst other things, the desirability of sustaining and enhancing the heritage asset.

The building is on the Council's Register of Locally Important buildings and structures and dates back to the 1850's. It also forms an important part of the Keele Conservation area.

The proposed bay window is designed to have a traditional appearance which would be sympathetic to the appearance of the original building, rather than it adopting a contemporary design that would be a contrast between the old and new. In this regard CAWP felt that a contemporary design should be adopted. However, whilst officers would usually encourage developers to adopt a contemporary design approach, it is considered that the replacement bay window would be more appropriate than the existing bay. It is also considered that due to its traditional design, modest size and discreet location, it would not result in a significant harm to the character and appearance of the building or conservation area. Therefore, it is not considered necessary to seek a contemporary design in this instance.

The bell tower would also be a reinstatement following its previous removal. The bell tower is shown in a photograph submitted by the applicant, as part of the heritage asset statement and it is considered that the design of the proposed bell tower would enhance the appearance of the building within the conservation area.

It is considered that a condition requiring the submission of the proposed brick work and stone should be sought to further ensure that the proposals have an acceptable appearance.

Therefore, the design of the proposal complies with policies of the local plan, as well as the requirements of the NPPF, this being deemed acceptable.

The impact on the landscape quality and the wider visual amenity

As discussed previously, the property is located within an area of landscape maintenance whereby the Councils seeks to maintain the high quality character and appearance of the landscape. The NPPF also details that the planning system should protect and enhance its valued landscapes.

In this instance the proposed bay window is of an acceptable design that would replace an existing bay window which has very limited visual merit within the landscape. The proposal therefore represents an improvement and despite its increased size would not be viewed from the wider area. It also represents an acceptable design and so the harm on the landscape would be minimal.

The proposed bay window and bell tower are considered to maintain the quality of the landscape which would accord with local and national planning policy.

Reasons for the grant of planning permission

The proposed bay window and bell tower are of a size that would not represent a disproportionate addition which would cause harm to the openness of the Green Belt, this being classed as appropriate development within the Green Belt. The proposals are also of a design that would maintain and enhance the character and appearance of the building, Keele conservation area and the landscape quality of the area. The proposed development therefore accords with Policies S3, H18, N17, N19, B8, B9, B10, B13 & B14 of the Newcastle under Lyme Local Plan 2010, Policy D2, D5B, NC2 & NC19 of the Stoke on Trent Structure Plan 1996-2011 and policy CSP1 and CSP2

of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026 and the requirements of the NPPF.

Recommendation

Permit with the following conditions:

1. **BA01** - The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act

2. **BESPOKE** - The development hereby permitted shall be carried out in accordance with the following approved plans and documents;

- Drawing no. AL 01, AL 02, AL 06, AL 07, AL 08 & AL 09, date stamped received by the Local Planning Authority on the 25 July 2012.
- Design and Access Statement & Heritage Asset Statement, date stamped received by the Local Planning Authority on the 25th July 2012.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of development, details of the types, colours and textures of the materials to be used on the external surfaces of the bay window and bell tower hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: In the interests conserving the character and appearance of the building and designated conservation area, in order to comply with the requirements of policies B8, B9, B10, B13 & B14 of the Newcastle under Lyme Local Plan 2010, Policy NC19 of the Stoke on Trent Structure Plan 1996-2011 and policy CSP1 & CSP2 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026 and the aims and objectives of the NPPF.

Performance Checks	Date		Date
Consultee/ Publicity Period	08.09.2012	Decision Sent Out	
Case Officer Recommendation	17.09.2012	8 Week Determination	20.09.2012
Management check	18/9/12 GM NV		