

OFFICER REPORT ON DELEGATED ITEMS

Applicant Mr Elphinstone-Walker

Application No 12/00426/FUL

Location Highfields Cottage, 6 Maer Village

Description Removal of existing single storey conservatory/utility room and car port/store and erection of replacement single storey extension and car port

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

West Midlands Regional Spatial Strategy 2008

Policy QE1: Conserving and Enhancing the Environment
Policy QE3: Creating a High Quality Built Environment for all

Staffordshire and Stoke on Trent Structure Plan 1996 - 2011

Policy D1: Sustainable Development
Policy D2: The Design and Environmental Quality of Development
Policy NC1: Protection of the Countryside: General Considerations
Policy NC2: Landscape Protection & Restoration
Policy NC19: Conservation Areas

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

CSP1: Design Quality
CSP2: Historic Environment

Newcastle Under Lyme Local Plan 1996 - 2011

Policy H18: Design of Residential Extensions, where subject to planning control
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
Policy N17: Landscape Character – General Considerations
Policy N19: Area of Landscape Maintenance

Other Material Considerations

Relevant National Policy Guidance:

National Planning Policy Framework

Supplementary documents

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.

Circular 11/95 – Conditions

Planning History

None relevant in the determination of this planning application

Views of Consultees

Conservation Advisory Working Party have no objections to the proposal specifying that it will create a more unified scheme.

Maer and Acton Parish Council – No response was received by the due date so it must be assumed that they have no comments to make.

The **Conservation Officer** provided the following comments on the application, "I have no objections to the proposal but would like to condition the brick for approval and that the traditional style window is timber, as the existing one is and as specified in the statements. Otherwise I think the extension will tidy up the rear garden and will not cause any harm to the character of this building or the Conservation Area"

Natural England have no objections to the proposal subject to the LPA assessing and considering the possible impacts resulting from this proposal on the following;

- Protected Species
- Local Wildlife Sites
- Biodiversity Enhancements

Representations

No representations were received

Applicant/ agents submission

A design and access statement as well as a heritage asset statement has been submitted to support the application because the site lies within the Maer Conservation Area. Its contents can be viewed on the application file or by visiting Public Access on the Council's website.

Key Issues

The application is for planning permission for the removal of existing single storey conservatory/utility room and car-port/store and erection of replacement single storey extension and car-port. The property is a semi-detached cottage within Maer village which is designated as a Conservation Area and is within an area of landscape

maintenance, as indicated on the Local Development Framework Proposals Map. It is therefore considered that key issues in the determination of the development are:

- The design of the proposals and the impact of the proposed development on the Conservation Area and landscape maintenance area
- The impact upon neighbouring occupiers in terms of amenity

The design of the proposals and the impact of the proposed development on the Conservation Area and landscape maintenance area

Paragraph 56 of the NPPF 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.”*

Policy H18 refers to the design of residential extensions, where subject to planning control. The policy states:

“Proposals to extend dwellings will be favourably considered, subject to other policies in the Plan, so long as the following requirements are satisfied:

- i) The form, size and location of each extension should be subordinate to the design of the original dwellings.*
- ii) The materials and design of each extension should fit in with those of the dwelling to be extended.*
- iii) The extension should not detract materially from the character of the original dwelling or from the integrity of the original design of the group of dwellings that form the street scene or setting.”*

The properties are within the Maer Conservation Area and policies B9, B10, B13 and B14 seek to prevent harm of development on Conservation Areas and a requirement to preserve or enhance the character or appearance of a Conservation Area.

The proposals would extend beyond the rear elevation by approximately 15.5 metres in an ‘I’ shape configuration with a dual pitched roof with a smaller glazed element immediately adjacent to the house. Although the extension is fairly large in scale it must be noted that it is not significantly greater than the existing extensions and this proposal would create a more unified extension than is currently seen (piecemeal extensions) Although the extension would not meet the requirements of policy H18 in relation to being subordinate in the strictest sense it is considered that overall the aims and objectives of the policy would be met. Due to the scale and nature of the single storey proposal located at the rear of the property not readily visible from public vantage points, it is not considered that the extension would adversely impact upon the character of the existing cottage and subsequently Maer Conservation Area and the surrounding maintenance which is specified as an Area of Landscape Maintenance. The applicant has specified that materials to match the existing building would be used in the form of reclaimed brick and tiles as well as timber windows. The Conservation Officer has requested that the bricks are conditioned for approval however it is considered that due to the location and the construction of the extension that this is not required in this instance. A condition would therefore be included specifying that the materials should match the existing.

In consideration of the above and subject to necessary conditions being imposed, the proposal represents an acceptable design within the conservation area with limited views due to the location of the proposals at the rear of the property. The proposals

would result in existing disjointed extensions and an outbuilding being replaced which is not considered to raise any issues and high hedgerows on the front boundaries would further limit views from any main vantage points.

It is considered that the proposed development would enhance the appearance of the conservation area consequently having no detrimental impact on the character or appearance of the Conservation Area. The proposals would also maintain the character and quality of the landscape and so the proposals are in accordance with policies N19, B9, B10, B13 and B14 of the Local Plan.

The impact upon neighbouring occupiers in terms of amenity

Due to the scale and nature of the extension and its location in relation to the adjoining property (Jubilee Cottage) no adverse impact in relation to residential amenity would ensue.

Other Matters

Due to the scale and nature of the proposals and the developments primarily being replacements for existing extensions, it is not considered that there would be any adverse impacts upon protected species or local wildlife sites and it would not be justified in terms of Circular 11/95 to ask for biodiversity enhancements.

Reasons for the grant of planning permission

The proposed development is of a scale and design that is in keeping with the character of the main dwelling house whilst preserving the appearance of the Maer Conservation area and it would not be detrimental to the visual amenity of the area of landscape maintenance. Taking into account the position of the development it would not result in harm to neighbouring residential amenity levels in terms of visual intrusion, overlooking or loss of light. The proposed development accords with policies H18, N19, B9, B10 & B15 of the Newcastle under Lyme Local Plan 2010, policies D2, NC1, NC2 & NC19 of the Stoke on Trent Structure Plan 1996-2011 and policies CSP1 & CSP2 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026 as well as the aims and objectives of the NPPF.

Recommendation

Permit subject to conditions:

1. 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. The development hereby permitted shall be carried out in accordance with the following approved plans and supporting information;
 - Proposed Conditions – Drawing M Sheet No. 2 date stamped received by the LPA on 11th July 2012.
 - Site Plan/Roof Plan – Sheet No. 3 date stamped received by the LPA on 11th July 2012.

- Site Plan 1/200 – Sheet No. 3B date stamped received by the LPA on 31st July 2012.

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

3. The external facing materials to be used in the development hereby proposed shall match in colour, type and texture those of the existing property and the windows shall be timber in construction. The development shall then be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and to preserve the character and appearance of the Conservation Area to comply with the requirements of policies D2 & NC19 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 and policies B9 and B10 of the Newcastle-under-Lyme Local Plan 2011.

Note to the applicant

1. You are reminded of the need to comply with the conditions attached to the planning permission, failure to do so could lead to enforcement action against the owners of the property.

Performance Checks	Date		Date
Consultee/ Publicity Period	31/8/12	Decision Sent Out	
Case Officer Recommendation	25/9/12	8 Week Determination	25/9/12
Management check	25/9 ESM		