



Civic Centre, Riverside, Stafford
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Dear Members

Planning Committee - Site Visit

A meeting of the Planning Committee will be held in the **Craddock Room, Civic Suite, Civic Centre, Riverside, Stafford on Monday 2 July 2018** to deal with the business as set out on the agenda.

Please note that this meeting will be recorded.

The Committee will meet at the rear of the Civic Centre and depart at **9.30am** to visit the sites as set out in the agenda and re-convene at the Civic Centre at approximately **11.00am** to determine the applications.

Members are reminded that contact officers are shown in each report and members are welcome to raise questions etc in advance of the meeting with the appropriate officer.

A.R. Well

Head of Law and Administration

PLANNING COMMITTEE - 2 JULY 2018

**Chairman Councillor R M Sutherland
Vice-Chairman Councillor A S Harp**

A G E N D A

- 1 Apologies**
- 2 Declaration of Member's Interests/Lobbying**

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3 Planning Application(s)	3 - 18

MEMBERSHIP

Chairman Councillor R M Sutherland

C A Baron	W J Kemp
G R Collier	D B Price
B M Cross	J K Price
I E Davies	G O Rowlands
M G Dodson	R M Sutherland
A S Harp	C V Trowbridge
E G R Jones	

(Substitutes - F Beatty, R J Draper, A P Edgeller, J Hood, S Learoyd)

PLANNING COMMITTEE - SITE VISIT - 2 JULY 2018

Ward Interest - Nil

Planning Applications

Report of Head of Development

Purpose of Report

To consider the following planning applications, the reports for which are set out in the attached **APPENDICES**:-

		Page Nos
18/28373/HOU	Syracuse, 24 Mount Pleasant, Derrington, Stafford ST18 9NB This application was called in by Councillor R M Sutherland Officer Contact - Sarah Poxon, Development Lead (Small Scale) - Telephone 01785 619507	4 - 9
18/28463/HOU	12 Manor Square, Rising Brook, Stafford ST17 9QL The application was called in by Councillors A M Loughran and G O Rowlands Officer Contact - Sarah Poxon, Development Lead (Small Scale) - Telephone 01785 619507	10 - 18

Previous Consideration

Nil

Background Papers

Planning application files are available for Members to inspect, by prior arrangement, in the Development Management Section. The applications including the background papers, information and correspondence received during the consideration of the application, consultation replies, neighbour representations are scanned and are available to view on the Council website.

Application	18/28373/HOU	Case Officer	Joseph Barrow
Date Registered	11 April 2018	Target Decision Date	6 June 2018
		Extended to	22 June 2018
Address	Syracuse 24 Mount Pleasant Derrington ST18 9NB	Ward	Seighford & Church Eaton
		Parish	Seighford
Proposal	First floor side extension over existing integral garage with provision for disabled person's lift and integrated wet room.		
Applicant	Mr & Mrs M Wootton		
Recommendation	Approve, subject to conditions		

REASON FOR REFERRAL TO COMMITTEE

This application has been called in by Councillor R M Sutherland (Ward Member for Seighford & Church Eaton) for the following reasons:-

'To allow the Committee to consider the potential impact on the neighbour at 22 Mount Pleasant, and debate if the extension is out of keeping and over dominant in the street scene.'

Context

Syracuse is a four bed detached dwelling located in the village of Derrington. The proposal is for a first floor extension over the existing integral garage in order to create an additional bedroom, wet room, and disabled person's lift. This proposal will extend the first floor of the dwelling in line with the existing side elevation, which also forms the boundary wall. The proposal is set back from the front elevation by approximately 1.5m, and set down from the main ridge line by 0.5m.

Officer Assessment – Key Considerations

1. Principle of Development

Derrington is situated outside of the Sustainable Settlement Hierarchy as defined by Spatial Principle 3 (SP3) of The Plan for Stafford Borough (2011-2031). Policy C5 deals with residential proposals outside the Sustainable Settlement Hierarchy and requires at provision (c) that extensions to properties outside the settlement hierarchy do not total more than 70% of the original dwelling unless the design and appearance of the proposed extension is proportionate to the type and character of the existing dwelling and the surrounding area.

In the case of this application, the property's floor area is as original, confirmed by a site visit and assessment of the approved plans under which the property was built in 1975. The proposal would have an approximate floor area of 32.38m, representing an increase of 13.26% over the original dwelling, therefore in accordance with Policy C5.

Polices and Guidance:-

National Planning Policy Framework – paragraphs 9, 14, 17

The Plan for Stafford Borough – Policies SP3 Sustainable Settlement Hierarchy, C5 Residential Proposal outside the Settlement Hierarchy

2. Character & Appearance

The original proposal showed the proposed extension to be set back from the front elevation by 0.7m and set down from the main ridgeline by 0.25m.

The revised proposal is designed in a complementary and subservient manner. It follows the architectural form of the existing dwelling, and is set down from the main ridge line by 0.5m and set back from the front elevation by 1.5m, meaning the proposed element reads as an extension. Additionally the massing is softened through the construction of a pitched roof over the integral garage and canopy over the front door. The matching materials chosen for the scheme aid the proposal's integration into the host dwelling and surrounding area also.

Concerns were raised about this proposal in respect of potential terracing. Given the orientation of the properties involved, terracing already appears present on the streetscene when viewed on Mount Pleasant to the north. From this view Syracuse obstructs the view of number 22 in its entirety, with this effect lessening the further south one travels. In addition it is noted that there is a 5m gap between this dwelling and number 26 to the north as a result of the access drive to Willow Bank. Number 26 is set forward and has a large flat roofed single storey garage on this side, this is a substantial gap will be retained in the street scene on this side. To the south, number 22 is set back with the main dwelling being some 5m behind the main dwelling at number 24, and has a 1m wide pedestrian access.

That said, the proposal would increase the sense of terracing between the two dwellings. This increased terracing was addressed with revisions to the plans; setting the ridgeline of the proposal down by approximately 0.5m and setting back the front elevation by approximately 1.5m from the front elevation of the original dwelling. These revised measures reduce the impact of the terracing caused by the proposal by adding a visual break in the massing between numbers 24 and 22. Considering the set back and set down of the proposed development, and the relationship between the two dwellings, the perceived terracing effect is not considered significant enough to warrant refusal.

Overall the proposal integrates with the character and appearance of the host dwelling. It is acknowledged that the scheme will introduce additional harm to the character and appearance of the surrounding area however. On balance, considering that terracing is already present between numbers 20-24, and that the design now involves appropriate measures to mitigate against further terracing, any additional harm is found to be of an acceptable level.

Policies and Guidance:-

National Planning Policy Framework – paragraphs 56, 57, 58, 59, 60, 61 & 64
The Plan for Stafford Borough – Policies N1 Design, N8 Landscape Character
Supplementary Planning Document (SPD) – Design

3. Amenity

In terms of amenity the main points for concern with this proposal are the potential impact on number 22's principal windows located closest to the applicant property, namely the bedroom window on the first floor, and dining room window on the ground floor. It was observed on site however that this dining room is now used as a lounge, due to the construction of a rear conservatory providing a space for dining. In any case, both windows are to be assessed as principal.

In order to assess the impact of the proposal on the visual amenity of number 22 the 45 Degree Rule as per Appendix 2 of the SPD Design is applied to both of the potentially impacted principal windows. After visiting the site and assessing the original plans for the construction of both Syracuse and 22 Mount Pleasant, it is established that there is now no technical breach of the 45 Degree Rule of the SPD Design due to the additional set back of the proposed extension from the front elevation of Syracuse.

In considering the impact that the proposal may have on the ground floor dining room (now lounge) window the extension is unlikely to create any additional harm over and above that already caused by the existing garage, when considering the approximate 1m distance between the properties.

In the case of both potentially impacted windows the orientation of the properties mitigates against any overshadowing concerns. The proposed extension is situated to the north of the affected property and any restriction of light into either of these principle windows is only likely to be present in the height of summer, for a small amount of time in the evenings.

Given the absence of any technical breach of the SPD Design and the unlikelihood of significant overshadowing considering the properties' orientation, it is felt that the impact on neighbour amenity is negligible, and does not cause harm significant enough to warrant refusal.

Policies and Guidance:-

National Planning Policy Framework – paragraph 17
The Plan for Stafford Borough – Policy N1 Design
Supplementary Planning Document (SPD) - Design

4. Parking

The proposal would increase the number of bedrooms from four to five but in line with Appendix B – Car Parking Standards is not required to provide any additional parking. The garage remains usable as car parking and therefore the parking provision is not reduced. The Highways Authority raises no objection to the proposal. Consequently the proposal is acceptable in terms of parking.

Policies and Guidance:-

National Planning Policy Framework – paragraph 39

The Plan for Stafford Borough – Policies T1 Transport, T2 Parking and Manoeuvring Facilities, Appendix B – Car Parking Standards

5. Other

Comments have been received in relation to the eaves overhang between Syracuse and number 22. This was addressed at an early stage through submission of the correct land ownership certificate and this issue remains a civil matter. There may be implications in relation to the party wall act and an informative can be attached to any grant of permission.

Policies and Guidance:-

National Planning Policy Framework – Section 11

The Plan for Stafford Borough – Policy N4 The Natural Environment and Green Infrastructure

6. Conclusion

Overall this proposal is not felt to significantly harm the character and appearance of the host dwelling through its subservient design and materials schedule. Harm to the surrounding area is acknowledged, but appropriately mitigated against and subsequently not severe enough to warrant refusal. The proposal is also designed and located so as to avoid any technical breach of SPD Design, with the orientation of the properties playing a large part in mitigating against overshadowing concerns. Parking provision remains acceptable.

Considering the above, it is recommended that planning permission be granted, subject to conditions.

Consultations

Highway Authority:

Surgery (14.05.2018): No objection

Parish Council:

Consultation period expired 07.05.2018 – No response received.

Neighbours (12 consulted):

6 representations received from 4 households – 2 in support, 1 no objection, 3 (from 1 household) objecting: Material planning considerations summarised below:

- Eaves overhang and subsequent land ownership issues/trespass.
- Potential overshadowing of principal windows and pedestrian side access to number 22's rear garden.
- Potential terracing effect.
- Harmful impact on neighbour amenity.
- Overdominance on neighbouring properties.
- Massing detrimental to the streetscene.

Neighbours (12 reconsulted on the revised plans):

2 representations received from 1 household:

- Revisions do not fully address previous reasons for objection and as such all reasons still stand.

Site Notice:

Expiry date: 17.05.2018

Relevant Planning History

None

Recommendation

Approve subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-

Location Plan at scale 1:1250 produced 28.03.2018

Drawing No. 00590.01

Drawing No. 00590.02

Drawing No. 00590.03 Revised

Drawing No. 00590.04 Revised

Drawing No. 00590.05 Revised

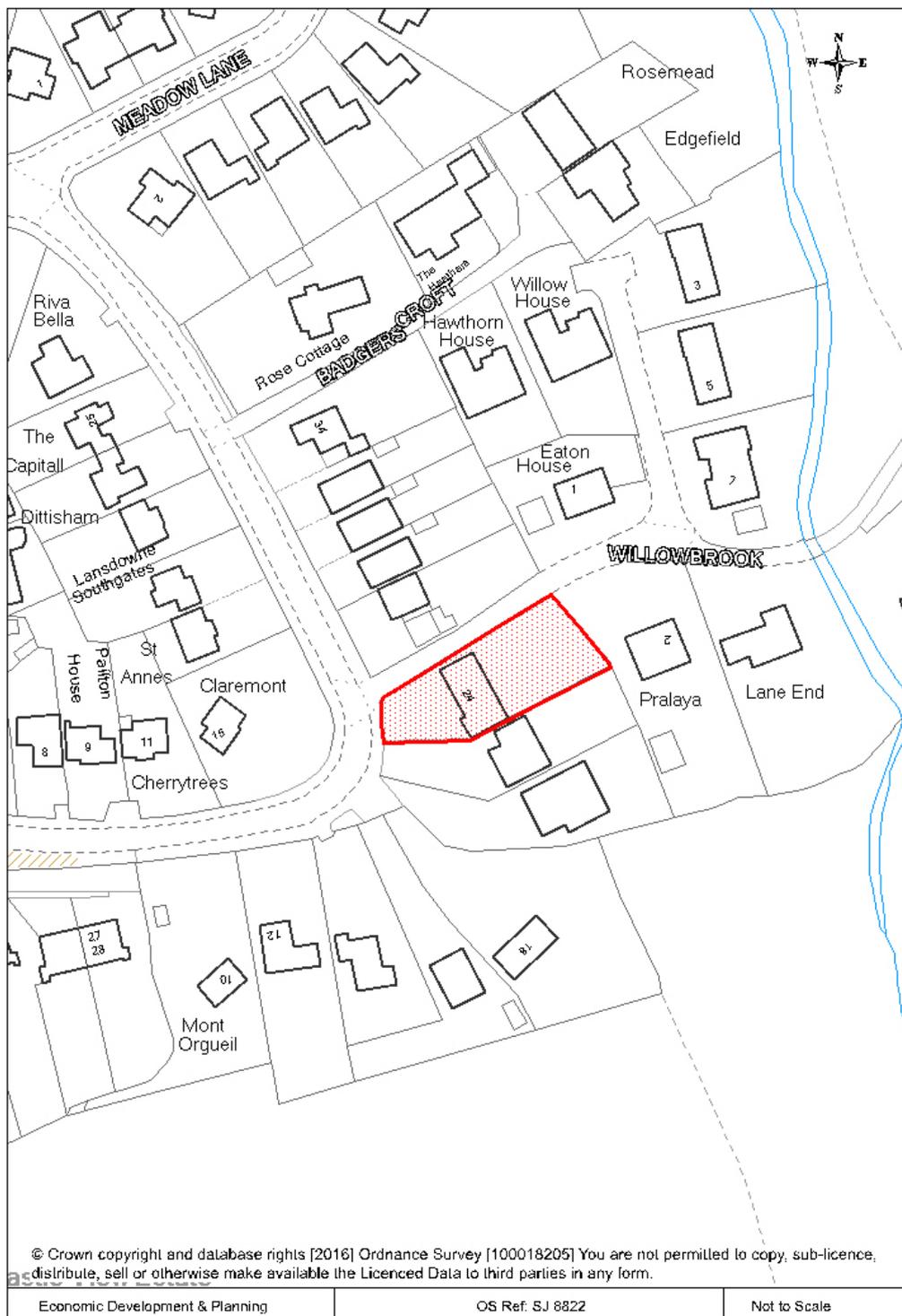
Drawing No. 00590.06 Revised

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

The reasons for the Council's decision to approve the development subject to the above conditions are:

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To define the permission.
3. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).

18/28373/HOU
Syracuse
24 Mount Pleasant
Derrington
Stafford



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Economic Development & Planning	OS Ref: SJ 8822	Not to Scale
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Application	18/28463/HOU	Case Officer	Gary Shilton
Date Registered	02 May 2018	Target Decision Date	27 June 2018
Address	12 Manor Square Rising Brook Stafford Staffordshire ST17 9QL	Ward	Manor
		Parish	Stafford MB
Proposal	Proposed two storey extension to side and rear with external and internal alterations		
Applicant	Mr And Mrs Clayton		
Recommendation	Approve, subject to conditions		

REASON FOR REFERRAL TO COMMITTEE

This application has been called in by Councillor A M Loughran and Councillor G O Rowlands (Ward Members for Manor) for the following reasons:-

‘Development detrimental to the character and appearance within the conservation area.’

Context

This proposal relates to a semi-detached dwelling within the Burton Manor Conservation Area.

This proposal is for a two storey rear extension which would also project from the side elevation of the existing dwelling. The proposal includes alterations to the existing single storey flat roof rear extension to form a pitched roof with rooflights, the removal of the porch to the principle elevation of the dwelling and new fenestration and front door.

The proposed extension would measure a maximum of 10.7m (width) x 5.5m (depth) x 7.7m (height). The proposal includes materials to match the existing facing brickwork, render and roof tiles.

Officer Assessment – Key Considerations

1. Character & Appearance/ Heritage Conservation

This proposal relates to a semi-detached dwelling within the Burton Manor Conservation area. The dwelling is covered by an Article 4 direction which has removed permitted development rights.

This proposal is similar to that which was previously considered and approved under application 05/04125/FUL; however this proposal differs from that which was previously considered acceptable, due to a reduction in the depth of the extension which has removed the connection to the detached outbuilding and has a simpler roof design. This approval was prior to the establishment of the Conservation Area and therefore there are now additional material considerations to those considered for the 2005 permission. Little weight is given to this permission as it has not been established whether this was lawfully commenced or whether it has lapsed.

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the asset's conservation. The more important an asset the, the greater the weight should be. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving and enhancing the character and appearance of the Conservation Area.

Policy N8 states that development should demonstrate that proposals with landscape and visual implications should protect, conserve and where appropriate enhance the setting and views of or from heritage assets including Conservation Areas.

Policy N9 of the Local Plan states that all potential loss of or harm to the significance of a heritage asset , including its setting will require clear justification, taking into account for example the orientation of buildings and the scale, form and massing of buildings.

The Conservation Officer has stated that this semi-detached property is typical of the estate housing erected to common designs in the 1920s in the model village by the British Reinforced Concrete company to house its workers. Although this dwelling has been unsympathetically altered in recent times by the addition of a modern porch, large flat roofed rear extension, and substitution of stained timber windows for the original steel fittings, the dwelling retains its basic form with red brick lower storey, rendered upper storey and hipped tiled roof, and contributes to the significance of the conservation area.

The Conservation Officer has raised no objections to the proposal which would remove the modern insensitive alterations and reinstate the original character of the building.

The two storey element to the rear is considered to be sympathetic and well designed in relation to the existing dwelling and Conservation Area, and the replacement of the flat roof with a pitched roof is considered as a sympathetic improvement to the dwelling. The use of the hipped roof design and matching detailing to the extension and windows is considered to be an enhancement of the dwelling and a benefit to the Conservation Area.

An area of concern raised within this proposal is the 2.1m projection beyond the side elevation of the dwellinghouse. However this is set at the rear of the dwelling projecting from the side of the existing rear extension except for a small 0.5m element which would be forward of the original rear elevation, meaning that some historic detailing and form would be lost at the rear corner of the dwellinghouse. However as the proposal is substantially set back from the principle elevation and is primarily from the rear extension, this is considered to cause less than substantial harm. In any event the side extension is considered to be well designed and sympathetic both in form and materials to the character of the original dwelling

Within the Conservation Area appraisal the porch and windows to this dwelling are noted as causing harm to the conservation area. However this proposal would address these issues by the removal of the porch and replacement of the windows. The Conservation Officer has raised no objections as the proposal would reinstate either an original or original pattern timber front door and replace modern timber windows with new fenestration and concrete cills, headers and mullions on all windows. The design and type of windows can be conditioned as per the Conservation Officers comments to match the original estate style Crittal steel windows to all elevations with the glazing bars as per the original detailing throughout the estate.

The conservation area appraisal states that the reinstatement of lost features will be supported and the removal of later porches which are out of character with the area will be supported (paragraphs 8.10, 8.14 and 8.19). Therefore substantial weight can be given in support of the reinstatement of these features.

The Conservation Officer has requested conditions in relation to cast metal rainwater goods, windows and doors, which are considered reasonable and necessary to secure the details of these elements to enhance the Conservation Area.

Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Appropriate weight should be given to the harm and benefits within a proposal and the effect upon the significance of a heritage asset. Paragraph 137 states that proposals that preserve those elements of the setting, which make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Therefore taking the above into consideration and weighing up the harm and benefits of the proposal, it is considered that on balance any harm to the Conservation Area is outweighed by the potential public benefits of this proposal.

Comments have been received asking for the work to the front of the dwelling to be carried prior to any other work to the remainder of the dwelling. Paragraph 206 of the National Planning Policy Framework states that any condition imposed should be, amongst others things, reasonable and necessary. However, in relation to this proposal, such a condition restricting how the development is implemented is not considered reasonable or necessary.

Policies and Guidance:-

National Planning Policy Framework – Paragraphs 56, 57, 58, 59, 60, 61, 64, 131, 132, 133, 134, 135, 137 and 206

Planning (Listed Building and Conservation Areas) Act 1990 – paragraph 72

The Plan for Stafford Borough – Policies N1 Design, N8 Landscape Character, N9 Historic Environment

Supplementary Planning Document (SPD) – Design

Burton Manor Conservation Area Character Appraisal

2. Amenity

The design guidance states that a principle window is defined as a main window of more than 1m in width to a habitable room. This proposal would form three rear facing principle windows within the extension, one at ground floor to the kitchen and two at first floor to two bedrooms.

There are three non principle side facing windows at first floor, one to a landing which overlooks the adjoining dwelling to the north and two to a bedroom and an en-suite which overlooks the dwelling to the south. Given that these three first floor windows are non-principle windows it is not considered that they would result in a material loss of privacy to the occupiers of the neighbouring dwellings.

Guideline 6 of the Design Guidance states that there should be a minimum distance of 12m from a principal window when it faces the wall of another dwelling with more than one storey with no principal windows. The proposed extension would reduce the distance between the side facing ground floor principle dining room window to number 13 and the side elevation of the proposal at number 12 to a distance of 8.8m at the closest point which is a reduction of 2m from the existing breach. Given that number 12 is sited directly to the north of this window and there is an existing breach, this reduction in distance is not considered to cause demonstrable harm to the amenities of the occupiers of this dwelling.

Comments have been received in relation to a loss of sunlight and daylight to the neighbouring dwellings. However, given that number 13 is sited to the south of the proposal, it is not considered that this would result in a loss of sunlight or daylight to this dwelling. It is acknowledge that the adjoining dwelling number 11 is sited to the north of the proposal. However given that there is a canopy above the ground floor rear facing principle windows of number 11, which does not breach Appendix 2 of the design guidance (the 45 degree rule) this is not considered to cause sufficient harm to warrant a refusal on these grounds.

Comments have also been received in relation to a degree of overlooking from the adjoining neighbours rear facing first floor principle windows into the rooflights of the proposal. However it is considered that given the oblique angle between the rooflights and the neighbour's window, and the fact that the roof slopes away from the neighbours windows, it is not considered that overlooking would be possible, thus causing no demonstrable harm to the amenities of the occupiers of number 12.

Therefore on balance the proposal is not considered to cause demonstrable harm to the amenities of the occupiers of the dwelling or to the occupiers of the neighbouring dwellings sufficient to warrant a refusal on these grounds.

Policies and Guidance:-

National Planning Policy Framework – Paragraph 17

The Plan for Stafford Borough – Policy N1 Design

Supplementary Planning Document (SPD) – Design

3. Parking

The existing dwelling has three bedrooms; this proposal would increase the number of bedrooms to four. Local parking standards for a dwelling with 4 or more bedrooms require the provision of three parking spaces within the curtilage of the dwelling. There are no changes proposed to the existing highway accesses to the dwelling.

The existing driveway would have sufficient space to provide three on-site parking spaces which has been demonstrated on the proposed block plan submitted within the application. As such the proposal is considered to meet the requirements of the Local Plan parking standards and is therefore considered acceptable.

Policies and Guidance:-

National Planning Policy Framework – Paragraph 39

The Plan for Stafford Borough – Policies T1 Transport, T2 Parking and Manoeuvring Facilities, Appendix B – Car Parking Standards

4. Conclusion

The proposal does raise concerns in relation to the scale of the proposed extension and side projection which is considered to cause less than substantial harm. In addition to this the breach of SPD guidance in relation to the loss of amenity is considered to cause nominal harm over and above the existing situation.

Substantial weight is given to benefits of the proposal of the reinstatement of the original features to the windows, replacement of the unsympathetic windows, removal of the porch and flat roofed rear extensions which are considered out of character with the dwelling and conservation area. Weight is also given in support of the proposal in relation to the appropriate design and materials as a public rather than private benefit.

Given that the proposal would reinstate original features to the dwelling that have been lost prior to the establishment of the conservation area and article 4 direction, it is considered that on balance the proposal would not be considered to cause demonstrable harm to the heritage asset or to cause material harm to the amenities of the occupiers of the neighbouring dwellings and it is considered acceptable subject to appropriate conditions..

Consultations

Conservation Officer:

12 Manor Square lies within Burton Manor conservation area. The semi-detached property is typical of the estate housing erected to common designs in the 1920s in the model village by the British Reinforced Concrete company to house its workers. Although unsympathetically altered in recent times by the addition of a modern porch, large flat roofed rear extension, and substitution of stained timber windows for the original steel fittings the basic form of the dwelling with red brick lower storey, rendered upper storey and hipped tiled roof remains unimpaired and contributes to the significance of the conservation area.

In principle the current application is to be welcomed for its proposals to remove the modern insensitive alterations and reinstate the original character of the building. There is

no conservation objection in principle to removing the front porch and reinstating either an original or original pattern timber front door; to demolishing the rear extension and erecting a new two storey rear addition in materials to match the original; and replacing modern timber windows. All new fenestration should match the original estate style Crittal steel windows, either powder coated steel (Crittal W20 section or similar) or powder coated aluminium to match. UPVC substitutes would not be acceptable in either form or authenticity. Although the applicant is keen to have plain glazed windows on the rear elevation to optimise outward views it would be preferable for the rear windows to have glazing bars as per the original detailing throughout the estate. Rainwater goods should be in cast metal: the proposed use of cast metal look-alikes in uPVC would not be acceptable.

Conditions should be imposed covering details of walling and roofing materials; windows and doors; and rainwater goods.

Neighbours (3 consulted):

13 representations received, 9 in support (1 address incomplete), 3 in objection (1 address incomplete) and 1 neither in support or objection. Material planning considerations have been summarised below:

- Windows to the rear element of the extension that would overlook, causing a loss of privacy
- Rear extension contains rooflights which would be able to see into from upstairs windows
- Loss of sunlight
- Different to the plans passed in 2005
- Not in accordance with the Burton Manor Village Conservation Area Guidelines September 2013- work would erode the special architectural and historic character and appearance of the conservation area, affect the sense of spaciousness with back gardens and the formal layout of the estate, extensions to the front and side would not normally be permitted as this will disrupt the strict symmetry of the historic building, the extension would obscure the basic form of the original building
- The side extension would affect the appearance of the front elevation
- The work to the front should be completed prior to any other building work done to the remainder of the house
- Neighbours have had applications refused for alterations to side and principle elevations in Manor Square and Manor Green
- Side extension would have close proximity to boundary with three overlooking windows and create a loss of sunlight and daylight
- Side extension would change the front elevation and is not in keeping with the ethos of open spaces
- Parking would be significantly reduced
- In opposition to the Conservation Act and section 8 of the Burton Manor Conservation Area Appraisal
- Proposal should be revised in line with numbers 5 and 26 Manor Square where the extension is sympathetic to the maintaining the profile of the house by extending to the rear
- Three windows overlooking the adjoining properties which should be avoided
- Existing windows and porch harm the conservation area. Is this to be rectified?

Site Notice:

Expiry date: 05.06.2018

Newsletter Advert:
Expiry date: 06.06.2018

Relevant Planning History

17/27622/HOU – Alterations to approved application 05/04125/FUL. Acceptable in principle Subject to Amendments 06.12.2017

05/04125/FUL – Side/ rear extension and conversion of flat garage roof into pitched roof forming games room in garage and additional bedroom and enlarged kitchen pitched roof over existing flat roof extension. Permitted 18.004.2005

04/02539/FUL – Side and rear extensions to form enlarged bedroom/ en-suite enlarged kitchen utility adaptation of existing double garage forming games room, store/dayroom over by providing pitched roof over existing flat roof. Refused 08.10.2004

78/07231/FUL – Extension To Domestic Dwelling (Sun lounge Study And Porch), New Double Garage. Permitted 06.12.1978

Recommendation

Approve, subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-

Drawing JPK/17/3881/1 Revision H scaled at 1:50 & 1:100

Location and Block Plan scaled at 1:1250 & 1:50

3. The rainwater goods shall be painted black cast metal, and shall be retained as such throughout the life of the development.
4. The facing brick, roof tile and render to be used in the construction of the extension(s) shall match that of the existing dwelling.
5. Prior to the commencement of the development full details of the proposed windows, which shall not be UPVC, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details and retained as such thereafter.

The reasons for the Council's decision to approve the development subject to the above conditions are:

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. To define the permission.
3. In order to safeguard the character of this part of the Burton Manor Conservation Area of which this building forms an important constituent part. (Policy N9 of The Plan for Stafford Borough).
4. In order to safeguard the character of this part of the Burton Manor Conservation Area of which this building forms an important constituent part. (Policy N9 of The Plan for Stafford Borough).
5. In order to safeguard the character of this part of the Burton Manor Conservation Area of which this building forms an important constituent part. (Policy N9 of The Plan for Stafford Borough).

Informative(s)

- 1 The Local Planning Authority consider the proposal to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.

**18/28463/HOU
12 Manor Square
Rising Brook
Stafford**

