Dear Members

Planning Committee

A meeting of the Planning Committee will be held in the Craddock Room, Civic Suite, Civic Centre, Riverside, Stafford on Wednesday, 12 June 2019 at 6.30pm to deal with the business as set out on the agenda.

Please note that this meeting will be recorded.

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.

Interim Head of Law and Administration
PLANNING COMMITTEE - 12 JUNE 2019

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

AGENDA

1 Minutes
2 Apologies
3 Declaration of Member’s Interests/Lobbying
4 Delegated Applications

Details of Delegated applications will be set out in Section 6 of Digest No. 256 due to be published on 14 June 2019

Page Nos

5 Planning Applications 3 - 28
6 Planning Appeals 29

MEMBERSHIP

Chairman - Councillor R M Sutherland

B M Cross  W J Kemp
M G Dodson  A Nixon
A P Edgeller  A N Pearce
A S Harp  M Phillips
A D Hobbs  R M Sutherland
J Hood

(Substitutes - F Beatty, A T A Godfrey, P W Jones, R Kenney)
PLANNING COMMITTEE - 12 JUNE 2019

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:

<table>
<thead>
<tr>
<th>Application ID</th>
<th>Address</th>
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<tbody>
<tr>
<td>18/29803/FUL</td>
<td>Land Sunnyside Cottage, High Street, Hixon</td>
<td>5 - 14</td>
</tr>
<tr>
<td>19/30329/REM</td>
<td>Land Adjacent to 27 Radford Bank, Stafford</td>
<td>15 - 23</td>
</tr>
<tr>
<td>19/30466/HOU</td>
<td>70 Baswich Lane, Baswich, Stafford</td>
<td>24 - 28</td>
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</tbody>
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This application is referred to Committee because the Agent for the Application is the Ward Member for Haywood and Hixon and neighbour objections to the proposal have been received.

Officer Contact: Samantha Borgars - Development Lead (Sarah Poxon - Small Scale) - Telephone 01785 619507

This application was called in by Councillor A P Edgeller

Officer Contact: Ed Handley - Development Lead (Richard Wood - Large Scale) - Telephone 01785 619507

This application was called in by Councillor A P Edgeller

Officer Contact: Hannah Cross - Development Lead (Sarah Poxon - Small Scale) - Telephone 01785 619507

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.
<table>
<thead>
<tr>
<th>Application</th>
<th>18/29803/FUL</th>
<th>Case Officer</th>
<th>Samantha Borgars</th>
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</thead>
<tbody>
<tr>
<td>Date Registered</td>
<td>19 December 2018</td>
<td>Target Decision Date</td>
<td>13 February 2019</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Extended To</td>
<td>14 June 2019</td>
</tr>
<tr>
<td>Address</td>
<td>Land at Sunnyside Cottage High Street Hixon</td>
<td>Ward</td>
<td>Haywood &amp; Hixon</td>
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<tr>
<td></td>
<td></td>
<td>Parish</td>
<td>Hixon</td>
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<tr>
<td>Proposal</td>
<td>Detached split level dwelling</td>
<td>Applicant</td>
<td>Mr J Langdon</td>
</tr>
<tr>
<td>Recommendation</td>
<td>Approve, subject to conditions</td>
<td></td>
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</tr>
</tbody>
</table>

**REASON FOR REFERRAL TO COMMITTEE**

The agent of this application is a Ward Councillor for Haywood and Hixon and neighbour objections to the proposal have been received. As such, the application needs to be determined by the Planning Committee.

**Context**

The site consists of part of the rear garden of the dwelling known as Sunnyside Cottage. The rear garden is ‘L’ shaped and slopes down towards Featherbed Lane, and is bordered on three sides by mature hedging.

The proposal is for a split level dwelling with associated vehicular access, parking and landscaping. The dwelling would comprise a kitchen diner, utility and cloak room on the ground floor and two bedrooms with en-suites, lounge and study at the first floor.

**Officer Assessment – Key Considerations**

1. **Principle of Development**

The site is located within the settlement boundary of Hixon which is a Key Service Village (KSV).

The site is therefore in a sustainable location and as such the proposal is considered to be acceptable in principle.

**Polices and Guidance:-**

National Planning Policy Framework
Paragraphs 8 & 11
The Plan for Stafford Borough
Policies SP3 Sustainable Settlement Hierarchy, SP4 Stafford Borough Housing Growth Distribution, SP7 Supporting the Location of New Development

Hixon Neighbourhood Plan – Policy 1 Residential Development

2. Character & Appearance

The Hixon Neighbourhood Plan (Adopted 2016) states “Proposals for new housing development within the Settlement Boundary...will be supported subject to respecting local character and residential amenity. Proposals for new development within the new Settlement Boundary of up to 30 dwellings, and that are no more than two storeys in height, will be supported.”

The proposal would be a split level dwelling owing to the steep land level differences of the site. The front elevation would appear as a low level two storey dwelling whereas the rear elevation would be single storey. The dwellings to the east of the proposal are a pair of semi-detached traditional two storey cottages whilst the dwellings to the north-west are single storey bungalows. The dwelling to the south of the site is a 1.5 storey bungalow style dwelling with first floor accommodation. It is therefore considered that in this particular part of Hixon there is no set precedent for design or dwelling types.

Following objections from local residents and the Parish Council concerning the originally submitted design of the proposed dwelling, the Case Officer, Design Advisor and applicant engaged in lengthy discussions in ways in which the design could be improved. Following these discussions final amendments were submitted to the Local Planning Authority on 17 April 2019.

The proposed split level dwelling is now shown set back from Featherbed Lane by 9m and has a contemporary design with a flat roof. The first floor has a pressed steel frame and timber cladding whilst the rear single storey elevation would have a smooth render finish. The ground floor would comprise grey facing brickwork. The ground and first floor of the south-west facing front elevation would have large expanses of glazing. An enclosed balcony with glazed balustrade would also be incorporated on the first floor of the south-west elevation to take advantage of the elevated position of the site and its views. The retention of the hedges at either side of the boundary and the reinstatement of a hedge at the front of the site would also screen the flank of the proposed dwelling. Furthermore, the position of the parking spaces along the western boundary of the site would reduce any intrusion of built form, with the hedges largely obscuring the view of any parked cars.

The design, although differing from other dwellings in the area, is now considered to be of a sufficiently high architectural quality and utilises high quality materials. To ensure the use of high quality materials a planning condition shall be included should consent be granted for the submission of all external materials and finishes. The landscaping of the site would also be secured by a condition.

Overall, it is considered that the proposed contemporary split level dwelling would be in line with Parish Objective 3 of the Hixon Neighbourhood Plan which encourages new residential development to create more individual and distinctive house designs and street
scenes in Hixon parish to ensure all properties make a positive contribution to a diverse street scene.

Policies and Guidance:-

National Planning Policy Framework
Section 12. Achieving well-designed places

The Plan for Stafford Borough
Policies N1 Design, N8 Landscape Character

Supplementary Planning Document (SPD) – Design

Hixon Neighbourhood Plan
Policy 1 Residential Development, Policy 2 Housing Mix and Policy 3 Housing, Design, Access and Landscaping

3. Amenity

No breaches of the amenity guidance set out in Guideline 6 of the Council’s Design Supplementary Planning Document now result following amendments to the scheme. As such, it is not considered that the proposal would result in any adverse harm to the amenity of neighbouring properties.

The occupier of Foin Grange, which is a 1.5 storey bungalow to the south of the application site, has raised concerns about loss of privacy to the garden as a result of the south-west facing balcony on the first floor of the proposed dwelling. However it is considered that the balcony would not result in a worse breach than a standard sized window in the same location. The boundary of Foin Grange’s garden is approximately 13.5m away from the proposed balcony, the garden itself is on a lower land level than Featherbed Lane and is screened by an established hedge.

The occupier of Orchard Cottage to the east has also raised privacy concerns from the side facing en-suite shower room window facing their garden. Whilst an en-suite is not considered to be a habitable room, in the interests of privacy, a condition can ensure that this window is obscure glazed.

The Environmental Health Officer has raised no objection to the proposed development. However due to the close proximity of neighbouring residential properties a range of conditions are requested to control construction works. Whilst conditions relating to hours of working including deliveries, noise, no burning on site, control of demolition and removal of material are considered to be reasonable surface and foul water drainage are controlled under Building Regulations.

Policies and Guidance:-
National Planning Policy Framework
Paragraph 127

The Plan for Stafford Borough
Policy N1 Design
Design - Supplementary Planning Document

Hixon Neighbourhood Plan
Policy 3 Housing, Design, Access and Landscaping

4. Parking and Access

A new vehicular access would be formed off Featherbed Lane to which the Highway Authority has requested the provision of visibility splays. A partial visibility splay demonstrating a 2.4m set back from the carriageway and a clear, unimpeded line of visibility looking east to the junction of Featherbed Lane and High Street has been provided. However, the visibility splay shown looking west down Featherbed Lane has been drawn incorrectly and as such the Highway Authority has requested this to be amended. The Highway Authority has been re-consulted and their response will be given verbally at the planning committee.

The proposed two car parking spaces and associated manoeuvring areas satisfy the standard in the Local Plan for a dwelling with up to 3 bedrooms. The Highway Authority raise no objection subject to a condition for the driveway to have a bound and porous surfacing material.

Policies and Guidance:-

National Planning Policy Framework
Section 9. Promoting sustainable transport

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

Hixon Neighbourhood Plan
Policy 3 Housing, Design, Access and Landscaping

5. Impact on Cannock Chase SAC

The site lies within the 8km zone of influence of the Cannock Chase Special Area of Conservation (SAC).

As the proposal would result in a net increase in dwellings within 15km of the SAC an appropriate assessment under the habitat regulations has been carried out. The latest evidence suggests that the SAMMMs (Strategic Access Management and Monitoring Measures) will deliver sufficient mitigation and avoidance measures to prevent any likely significant effect arising towards the Cannock Chase SAC from residential development in this area. It is considered that any likely significant effects to the Cannock Chase SAC from this proposal can be mitigated by financial contributions provided by developments of 10 or more (net) dwellings within the 0-8km zone of influence. Natural England confirm that the proposed development will not have a significant adverse impact on the SAC and raise no objection.
Policies and Guidance:-

National Planning Policy Framework
Paragraph 177

The Plan for Stafford Borough
Policy N6 - Cannock Chase Special Area of Conservation

6. Conclusion

The site is in a Key Service Village and as such is considered to be in a sustainable location with appropriate amenities and transport links. The proposed split level contemporary style dwelling is considered to be of a sufficiently high quality in terms of both its design and materials and is in line with the objectives of the Hixon Neighbourhood Plan.

Consultations

Highway Authority:
Require a line of visibility to be shown on plan to the west. Informative required for works agreement, and conditions for implementation and a bound material for the access.

Environmental Health Officer:
Please find below comments from the Regulatory Services Group regarding the above planning application.

1. All works, including demolition, site works and construction shall only take place between the hours of 8.00 am and 6.00pm Monday to Friday; 8.00am to 2.00pm Saturdays and not at all on Sundays or bank holidays.
2. Deliveries to the site shall only take place between the hours of 8.00am and 6.00pm Monday to Friday; 8.00am to 2.00pm Saturdays and not at all on Sundays or bank holidays. Delivery vehicles shall not park on the access highways to the site.
3. No burning on site during development.
4. All demolition materials shall be removed from site and properly disposed of.
5. Ensure that there is adequate surface and foul water drainage to the site and that this does not adversely affect any existing systems.
6. Any equipment which must be left running outside the allowed working hours shall be inaudible at the boundary of occupied residential dwellings.

Design Advisor:
11 February 2019 (prior to amendments):

Overall, the proposed design is not considered to be of a sufficiently high quality to warrant support. We are not adverse to a contemporary style, and in many ways this approach has the potential to deliver a very positive contribution to the architectural diversity and quality of this settlement. Unfortunately the current scheme demonstrates an unsatisfying resolution of architectural form, proportion and detail, with the articulation of the underlying simplicity of the buildings form and massing being expressed in a rather weak and indistinct manner. The banding of various materials across the elevations
creates too busy a visual impression and doesn’t appear well related to the actual construction and geometry of the building…the application of materials needs to be simplified and more related to the underlying form and geometry of the building. The sloping roof appears weak and would be better articulated as an honest flat roof (which these days can be built with 30+year guarantees).

Rather than express in written form how the current scheme might be re-considered to provide an architectural expression that articulates the building in a more visually satisfying manner, please find attached a sketch illustrating an alternative approach that articulates a possible solution to some of the concerns that we have in regard to the design…it should be noted that this is provided as an example of what we might consider to be an improvement, but in no way are we saying that a revised scheme has to mimic or copy it.

**Natural England:**
“Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.”

**Parish Council:**
Hixon Parish Council considered the above application and continues to object to the application.

Hixon Parish Council confirms the objections in its letter dated 18th January and makes these additional points

- lack of visibility splay;
- severe narrowing of Featherbed Lane at this point, thus will do nothing to alleviate traffic problems;
- poor design;
- does not fit in with surrounding properties, including 16th Century cottage;
- a planning history of several failed applications.

**Neighbours**
(10 consulted) 7 responses received (5 x Orchard Cottage, 1 x Foin Grange and 1 x No.9 Walnut Crest): Material planning considerations summarised below:

- Design out of keeping with character of the area;
- Loss of hedge on Featherbed Lane;
- Visibility and turning out of new vehicular access;
- Amenity/Privacy of neighbouring residential properties;
- Highway safety concerns

Site Notice: ‘B’
Expiry date: 07.02.2019

**Relevant Planning History**

- 04/03620/FUL - Proposed split-level 2b3p bungalow and garage together with associated site works/retaining walls. - Refused
- 05/04275/FUL - Proposed split-level 2b3p bungalow and garage together with associated site works/retaining walls. - Refused
- 06/05803/FUL - Proposed split-level dwelling - Refused - Dismissed on Appeal
- 14/21314/OUT - Erection of a small detached bungalow (outline application with all matters reserved) - Refused
- 15/22623/OUT - Erection of a one bed detached bungalow (outline application with all matters reserved) - Refused - Allowed on Appeal

**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 Scale 1:1250**
   Drawing No 19/03/05 Rev B (Proposed Floor Plans and Elevations (Amended))
   Drawing No 19/03/06 Rev B (Street View from Featherbed Lane)
   Drawing No 19/03/07 Rev B (Site Block Plan)
   Drawing No 19/03/08 (Highway Visibility Splay)

3. No above ground construction works shall commence until details/samples of the external materials to be used in the construction of the external walls and roof of the dwelling have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

4. The development shall not be brought into use until the parking and turning areas have been provided in accordance with drawing 19/03/07 Rev B (Site Block Plan) and shall thereafter be retained as such for the lifetime of the development.

5. Before the development is first brought into use the parking, access and manoeuvring areas shall be surfaced in a bound and porous material and shall thereafter be retained for the life of the development.

6. Any obstructions on land between the highway boundary and the visibility splay(s) shown on the approved drawings shall either be cleared or cut back to a height of no more than 0.6m above ground level, and thereafter maintained at a height of no more than 0.6m above ground level for the life of the development.

7. The proposed en-suite window on the south-west facing side elevation of the dwelling hereby approved shall be obscure glazed and thereafter retained as such for the life of the development.
8. Details of hard and soft landscaping, including all means of enclosure, hard surfacing and planting shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within 8 months of first occupation and thereafter retained.

9. All works, including demolition, site works, construction and site deliveries shall only take place between the hours of 8.00 am and 6.00pm Monday to Friday; 8.00am to 2.00pm Saturdays and not at all on Sundays or bank holidays.

10. There shall be no burning on site during development.

11. All demolition materials shall be removed from the site.

12. Any equipment which must be left running outside the allowed working hours shall be inaudible at the boundary of occupied residential dwellings.

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).

4. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Policy T2d of The Plan for Stafford Borough).

5. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).

6. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).

7. To ensure an adequate level of privacy for occupiers of adjacent residential properties (Policy N1e of the Plan for Stafford Borough).

8. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).

9. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).

10. To safeguard the area from fumes, smoke and smells (Policy N1e of The Plan for Stafford Borough).
11. To safeguard the area from fumes, smoke and smells (Policy N1e of The Plan for Stafford Borough).

12. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).

Informative(s)

1 The Local Planning Authority has worked in a positive and proactive manner in dealing with this application and following the applicant’s amendment of the plans, the proposal is considered to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.

2 Please note that prior to the creation of the new vehicular access on to the public highway, you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to ‘vehicle dropped crossings’ which includes a ‘vehicle dropped crossing information pack’ and an application form for a dropped crossing. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk) http://www.staffordshire.gov.uk/transport/staffshighways/licences/
**Application** 19/30329/REM  | **Case Officer** Ed Handley
---|---
**Date Registered** 29 March 2019  | **Target Decision Date** 24 May 2019
| **Extended To** 31 May 2019
**Address** Land adjacent 27 Radford Bank, Stafford  | **Ward** Baswich
**Parish** Stafford MB
**Proposal** Reserved matters for one detached dwelling (appearance, landscaping, layout, and scale)
**Applicant** AJW Property Services
**Recommendation** Approve, subject to conditions

**REASON FOR REFERRAL TO COMMITTEE**

This application has been called in by Councillor A P Edgeller (Ward Member for Baswich) for the following reasons:-

‘Out of keeping with the street scene, and over development’.

**Context**

The application site previously formed part of the residential curtilage of 27 Radford Bank within Stafford. Following the granting of outline permission 16/23574/OUT the site has been subdivided and sold to the applicant.

This application is for a single dwelling and relates to reserved matters of appearance, landscaping, layout and scale following the approval of details of access under the outline permission.

The proposed dwelling would be accessed along the existing private drive off Radford Rise (A34).

Maximum dimensions of the proposed two-storey dwelling measure 13.4m (width) x 11.80m (depth) x 8.1m (height).

**Officer Assessment - Key Considerations**

1. **Principle of development**

The site is located within the settlement boundary of Stafford and the principle of development has previously been established in the granting of the extant outline permission.
Condition 2 of the outline permission requires an application for the approval of reserved matters to be made before the expiration of three years from the date of the permission, 1 April 2016. This reserved matters application was registered as valid on 29 March 2019, within the three year period.

Policies and Guidance:-

National Planning Policy Framework
Paragraphs: 7, 8, 10, & 11

The Plan for Stafford Borough
Policies: SP1 Presumption in favour of sustainable development; SP3 Stafford Borough sustainable settlement hierarchy; SP4 Stafford Borough housing growth distribution; SP7 Supporting the location of new development

The Plan for Stafford Borough: Part 2
Policies: SB1 Settlement boundaries

2. Character and appearance

The site sits within a linear pattern of development along the north side of Radford Bank. The proposed dwelling would form part of the row immediately to the east and accessed via the private drive, and which are set slightly further back and at a significantly higher level than those to the west of the application site.

Dwellings within the row along the private drive are of two storeys with hipped tile roofs and are constructed with an attractive mixed red brick. Dwellings to the west are more varied, No.25 being a bungalow, whilst there is a theme with regard to design with pitched roofs and front-facing gable features.

The proposed dwelling would be orientated within the established pattern of development along the private road with its front elevation in line with the adjacent property, No.27, and the living room projecting in line with the porch to No.27. It would have a footprint of similar size to No.27, albeit with an additional projection on the rear (family room and en-suite above). The layout of the plot would be similar to adjacent properties with garden areas to the rear and side, together with a parking and turning area to the front as a continuation of the private drive.

The proposed dwelling would be of two storeys. Part of the hall would be full height into the roof and the landing above would be double height with the roof light to the front elevation serving this space. The site plan shows the dwelling with a maximum height of 8.1m which would be 1.42m lower than the adjacent property, 27 Radford Bank. Furthermore, the eaves would be 1.03m lower than No.27. Given the context of the site, with the significant change in levels down to No.25, it is considered that this difference in height is acceptable.

Details of floor and ground levels were secured by condition on 16/23574/OUT and a plan showing ground levels and ridge heights is provided in support of this application. Condition 10 to the outline permission was required in order to ensure the satisfactory appearance through the demonstration that the scale and massing of the proposed
The proposed dwelling would be appropriate. It is considered that sufficient detail has been provided to ensure that this would be the case.

The external materials would comprise a mix of Weinerberger Renaissance (60%) and tumbled Staffordshire blue brick (40%) with Staffordshire blue clay tiled roof. The existing dwellings in this row are constructed in a red multi brick with elements of blue. From Radford Bank, where red brick and render are the prominent materials, the west side elevation would be red brick with a blue brick chimney and window panel at ground floor. The majority of the blue brick would be on the east side elevation facing No.27 and the rear elevation. In the more prominent public views a significant majority of the facing brick would be red. It is considered that the proposed materials are acceptable.

The proposed landscaping is considered to be acceptable with the retention of the existing boundary treatments including a close boarded fence to No.27 and a softer hedgerow to the south, west and north boundaries.

It is not considered that the proposed would result in any harm to the character and appearance of the area.

Policies and Guidance:-

National Planning Policy Framework
Paragraphs: 124, 127, 128 & 130

The Plan for Stafford Borough
Policies: N1 Design; N8 Landscape character
Supplementary Planning Document (SPD) - Design

3. Residential amenity

The proposed dwelling would have five windows on the west elevation; three at ground floor level and two at first floor. Those at first floor would be obscure glazed and a condition should be attached to any approval to ensure that these remain obscure glazed. It is not considered that the three windows at ground floor level would result in any undue loss of privacy for the occupiers of 25 Radford Bank given the 5.0m set back into the site and significant difference in ground levels. Any significant view into the rear garden of No.25 would be at a point over 15m from the proposed side-facing windows and furthermore screening is provided by the vegetation on the western boundary of the application site.

There would be two openings on the east elevation; one side-facing window to the family room would be 9.0m from the eastern boundary and one door to the utility which would be 1.0m from the existing close boarded fence. There is one window on the west, side elevation of No.27 which would face directly onto this door which is an obscure glazed secondary window serving the living room which has a rear facing principal window. It is, therefore, not considered that the proposal would result in any undue harm to the amenity of the occupiers of No.27.

The dwelling to the rear erected under permission 16/24986/FUL, Rosalin Croft, appears to be completed. The rear elevation of this dwelling would be 23m from the rear elevation
of the proposed dwelling. The relationship would be similar to that between Rosalin Croft and 27 Radford Bank. An appropriate level of amenity would therefore be achieved in accordance with guideline 2 of the Council’s Design Supplementary Planning Document (SPD).

The recommended private garden space of 65 square metres outlined in guideline 3 for such a dwelling would easily be achieved within the plot.

Sufficient bin storage space can be provided within the plot in accordance with guideline 4 of the SPD and the stone path around the dwelling would accommodate their movement.

The Environmental Health Officer raises no objection to the proposal, subject to a number of conditions. Appropriate conditions relating to construction activities are attached to the outline consent and do not require repeating on any further approval.

Policies and Guidance:-

The Plan for Stafford Borough
Policies: N1 Design
Supplementary Planning Document (SPD) - Design

4. Access and parking

The proposal would result in a four bedroom dwelling for which local plan parking standards require space for three vehicles.

In addition to the one space within the garage adequate space for the parking and turning of vehicles would be provided within the site whilst provision for No.27 would not be affected. A condition should be attached to any approval to ensure that the garage is retained for the parking of vehicles.

The Highway Authority raise no objection subject to a condition to secure the provision of the access, parking, servicing, and turning areas before the dwelling is first occupied. However, the access was previously approved under the outline permission.

Policies and Guidance:-

National Planning Policy Framework
Paragraphs: 105 & 106

The Plan for Stafford Borough
Policies: T1 Transport; T2 Parking and manoeuvring facilities; Appendix B – Car parking standards

5. Other

Neighbours have raised concern regarding the protection of existing trees on and adjacent to the site during the development phase.
Concerns regarding trees were covered at outline stage and conditions relating to a tree protection plan, protection measures and an arboricultural method statement are secured on the outline consent. The proposal is in accordance with the indicative scheme considered under 16/23574/OUT and any further comments from the Council’s Tree Officer will be presented verbally to committee.

As the proposal would result in a net increase in dwellings within 8km of the SAC it is considered that an appropriate assessment under the habitat regulations must be carried out. The latest evidence suggests that the SAMMMs (Strategic Access Management and Monitoring Measures) will deliver sufficient mitigation and avoidance measures to prevent any likely significant effect arising towards the Cannock Chase SAC from residential development in this area. As the scheme would result in fewer than 10 dwellings it is considered that any likely significant effects to the Cannock Chase SAC can be mitigated by financial contributions provided by developments of 10 or more (net) dwellings within the 0-8km zone of influence. Natural England raise no objection.

Policies and Guidance:-

National Planning Policy Framework
Paragraphs: 8, 118, 149, 150, 170, 174, 175, 176 & 177

The Plan for Stafford Borough
Policies: N2 Climate change; N4 The natural environment & green infrastructure; N5 Sites of European, national & local nature conservation importance; N6 Cannock Chase Special Area of Conservation

6. Conclusion

The proposed dwelling is considered to be appropriate with regard to its design, scale, and massing. Adequate levels of amenity and parking provision have been demonstrated and through the SAMMMs it is considered that any likely impacts on the Cannock Chase SAC can be mitigated.

Consultations

Highway Authority:
No representation received.

Tree Officer:
No representation received.

Natural England:
No objection.

Environmental Health Officer:
No objection, subject to conditions to secure the following:
- Restriction of hours of works and associated deliveries;
- Only inaudible equipment to be left running outside of these hours;
- No burning on site during development;
- Removal and proper disposal of all demolition materials;
- Provision of adequate surface and foul water drainage;
- Provision of sufficient refuse and recycling bin storage facilities; and
- Provision of damping down facilities during development.

**Neighbours**

(13 consulted): Five representations received in objection, raising the following points:

- Access is on a private drive. Ownership is shared between 27, 29, 31, 33, and 35 Radford Bank;
- There is no right of way to access a new dwelling;
- The access road is 2.8m wide and not suitable for construction traffic;
- There are no turning/loading facilities;
- There are hedges and trees which may be damaged by larger vehicles;
- A height restriction may be required to prevent damage to the trees;
- Some trees are covered by Tree Preservation Orders;
- There is no space within the site to store materials or machinery during construction;
- The landscaping scheme constitutes no more than a couple of grassed areas. There is no consideration of tree planting to soften the impact of built development;
- Loss of daylight in habitable room;
- Loss of privacy in habitable room;
- Potential instability of ground adjacent to significant change in levels down to 25 Radford Bank;
- The dwelling should be no taller than the adjacent dwelling;
- Overshadowing of the adjacent gardens;
- Staffordshire blue bricks would result in a modern appearance, out of keeping with adjacent properties;
- Likelihood of damage being caused to access road during development;
- The applicant should be required to confirm access arrangements in writing and indemnify residents in the event of any damage arising from the construction of the proposed dwelling;
- Conditions should include the following:
  - a limit to vehicles up to 10 tonnes;
  - Turning and manoeuvring space should be provided within land owned by the applicant; and
  - Tracked vehicles should be prohibited from using the driveway.

Site notice expiry date: 22 May 2019

**Relevant Planning History**

16/23574/OUT - Single detached dwelling and garage – Approved 1 April 2016
16/24986/FUL - Single detached dwelling and garage with associated landscaping and drainage - Approved 21 December 2016

**Recommendation**

Approve, subject to the following conditions:

1. The development hereby permitted shall be commenced within two years from the date of this approval.
2. This approval of reserved matters in respect of appearance, landscaping, layout, and scale is granted pursuant to outline consent 16/23574/OUT and the approved development shall comply in all respects with the terms of that outline consent and the conditions imposed on it.

3. 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:

   1623-100-C
   1623-100-A

4. The development hereby permitted shall be not brought into use unless and until the access, parking, servicing, and turning areas have been provided in accordance with the approved plans.

5. Notwithstanding any description/details in the application documents and before the development is first occupied the (west) side-facing, first-floor windows serving the dressing room and en-suite, as shown on drawing 1623-120-A, shall be obscure glazed and non-opening up to 1.7m in height above floor level and shall thereafter be retained as such.

6. The garage shall be retained for the parking of motor vehicles and cycles and storage purposes wholly ancillary to the main dwellinghouse. It shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

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 define the permission.

4. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Policy T2d of The Plan for Stafford Borough).

5. To ensure an adequate level of privacy for the occupiers of adjacent residential properties. (Policy N1e of the Plan for Stafford Borough).

6. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Policy T2d of The Plan for Stafford Borough).
Informative(s)

1 The Local Planning Authority considers the proposal to be a sustainable form of development and that it complies with the provisions of the National Planning Policy Framework.
19/30329/REM
Land Adjacent To
27 Radford Bank
Stafford
Application 19/30466/HOU
Case Officer Hannah Cross
Date Registered 23 April 2019
Target Decision Date Extended To 18 June 2019 N/A
Address 70 Baswich Lane Baswich Stafford Staffordshire ST17 0BZ
Ward Baswich
Parish Stafford M B
Proposal Single storey rear extension to form utility room
Applicant Mr and Mrs Partridge
Recommendation Approve, subject to conditions

REASON FOR REFERRAL TO COMMITTEE

This application has been called in by Councillor A P Edgeller (Ward Member for Baswich) for the following reasons:-

"Over development having an adverse effect on the neighbouring property".

Context

70 Baswich Lane is a two storey dwelling located within Stafford.

This application proposes a single storey rear extension to form utility room with a flat roof. The extension would have a maximum height of 2.75m and covers an area of 8.31m².

Materials include facing brick to match the existing property and a felt roof.

Officer Assessment - Key Considerations

1. Character & Appearance

It is not considered that the proposed extension would result in any harm to the character and appearance of the property or surrounding area. The proposed extension is considered to be of a proportionate scale to the property with comprising a minor addition. The facing bricks proposed would also ensure the satisfactory appearance of the extension.

The proposed extension would not be visible from any public vantage points and as such it is not considered that the proposal would result in any harm to the character and appearance of the surrounding area.
Policies and Guidance:-

National Planning Policy Framework
Section 12. Achieving well-designed places

The Plan for Stafford Borough
Policies N1 Design, N8 Landscape Character

Design - Supplementary Planning Document

2. Amenity

Neighbours have raised concerns about the proposal in combination with previous extensions to the property constituting overdevelopment. The proposed utility room would increase the footprint of the property by 8.31m² which is considered to be a minor addition. Although the property has been extended several times in the past, the property does not appear to be disproportionately large in relation to other surrounding properties in the area. Considering the above, it is not considered that the proposal would result in the overdevelopment of the property.

Neighbours have also raised concerns surrounding the proximity of the proposed extension with the neighbouring property, 72 Baswich Lane, and the potential for overshadowing and a loss of light. The proposed extension would be located approximately 1.38m from the boundary and 2.3m from the utility room of 72 Baswich Lane. The proposed extension would however not directly face the principal kitchen window of 72 Baswich Lane and therefore no technical breaches of guidance in the Design Supplementary Planning Document would result. In addition, there are a number of mitigating factors to be considered. The flat roof nature of the proposed extension would reduce the impact of the extension given that the structure would reach a maximum of 2.75m in height. The properties are divided by a 1.8 metre timber and concrete post fence which would also provide screening to reduce the impact of the proposed extension. Light to the kitchen of 72 Baswich Lane is already restricted by this property’s existing utility room located to the rear of the kitchen and the existing boundary treatment. In consideration of the above factors the proposed utility room is not therefore considered to result in overshadowing and loss of light to 72 Baswich Lane to warrant the refusal of the application.

The applicant has agreed to use obscure glazed windows to the side elevation of the proposed utility room which would face the neighbouring property in the interests of privacy.

Policies and Guidance:-

National Planning Policy Framework
Paragraph 127

The Plan for Stafford Borough
Policy N1 Design
3. Parking

The proposal does not affect parking provision or access to the property and the property currently meets parking standards.

Policies and Guidance:-

National Planning Policy Framework
Section 9. Promoting sustainable transport

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

4. Flooding

The site of the application has been flagged as a flooding hotspot on the Council’s GIS system. However it has been clarified following consultation with the Lead Local Flood Authority that there is no current flooding hotspot in this vicinity.

5. Conclusion

The proposal is not considered to harm the character and appearance of the host dwelling or the wider area. No technical breaches of guidance within the Design Supplementary Planning Document would result and overshadowing and loss of light to 72 Baswich Lane is not considered to result to an extent to warrant the refusal of the application.

Consultations

Lead Local Flood Authority:
We have checked our records and we do not have a flooding hotspot in the vicinity. This may be because the issue has been resolved and is not related to surface water flooding, or because the data was generated from the SFRA it produced a random hotspot location, so this would have now been removed.

Neighbours
(5 consulted): 1 objection received raising the following points: -

☐ Overdevelopment to the property through various previous extensions.
☐ Reduction of daylight to property no 72 Baswich Lane

Relevant Planning History

06/06811/FUL - Conservatory to rear - approved - 12.09.2006
91/26919/FUL - Ground Floor Extension - approved - 21.08.1991
98/36049/FUL - First Floor Extension over Garage - approved - 12.05.1998
98/36205/FUL - Single Storey Rear Extension - approved - 11.06.1998
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: Indexed 24.04.2019 Scale 1:1250
   Site and Block Plan: Indexed 24.04.2019 Scale 1:200
   Existing Plans and Elevations A4: Indexed 24.04.2019 Scale 1:100
   Proposed Plans and Elevations: Indexed 28.05.2019 Scale 1:100

3. Before the development is first brought into use the side facing window to the proposed extension shall be obscure glazed and thereafter retained as such.

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 safeguard the amenities of the area (Policy N1e 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.
WARD INTEREST - Nil

Planning Appeals

Report of Head of Development

Purpose of Report

Notification of new appeals and consideration of appeal decisions.

Notified Appeals

<table>
<thead>
<tr>
<th>Application Reference</th>
<th>Location</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>18/29636/COU</td>
<td>Outbuilding At Bridge Lane Stowe By Chartley Stafford</td>
<td>Change of use of agricultural building to dwelling (C3) (revised scheme)</td>
</tr>
<tr>
<td>19/29930/HOU</td>
<td>Little Acre Fulford Road Fulford Stoke On Trent</td>
<td>Proposed ground and first floor extensions to existing domestic house, and proposed garage.</td>
</tr>
</tbody>
</table>

Decided Appeals - Nil

Previous Consideration

Nil

Background Papers

File available in the Development Management Section

Officer Contact

Mr John Holmes, Development Manager Tel 01785 619302