

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 28 October 2019 at 10.45am** 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 site as set out in the agenda and re-convene at the Civic Centre at approximately **10.45am** to determine the application.

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 - 28 October 2019**

**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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| <b>3 Planning Application(s)</b> | <b>3 - 13</b>   |

**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)**

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 PLANNING COMMITTEE - SITE VISIT - 28 OCTOBER 2019
 

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**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**:-

|  | <b>Page Nos</b> |
|--|-----------------|
| <b>19/30922/HOU<br/>&amp; 19/30923/LBC</b> | <b>4 -13</b>    |

This application was called in by Councillor  
J M Pert

Officer Contact -Matt Shrigley, Development Lead  
(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.

|                        |  |   |                                   |
|------------------------|--|---|-----------------------------------|
| <b>Application</b>     | <b>19/30922/HOU &amp; 19/30923/LBC</b>   | <b>Case Officer</b>                     | Samantha Borgars                  |
| <b>Date Registered</b> | 6 August 2019  | <b>Target Decision Date Extended To</b> | 1 October 2019<br>18 October 2019 |
| <b>Address</b>         | Park View<br>Park Lane<br>Chebsey<br>ST21 6JU  | <b>Ward</b>                             | Eccleshall                        |
|                        |  | <b>Parish</b>                           | Chebsey                           |
| <b>Proposal</b>        | Variation of condition 2 on application 17/26199/HOU and Variation of condition 2 on application 17/26251/LBC. |   |                                   |
| <b>Applicant</b>       | Mr R Gray  |   |                                   |
| <b>Recommendation</b>  | Approve, subject to conditions   |   |                                   |

## REASON FOR REFERRAL TO COMMITTEE

This application has been called in by Councillor J M Pert (Ward Member for Eccleshall) for the following reasons:-

"For committee to assess the potential impact of this development on conservation area"

### Context

Park View is a traditional semi-detached dwelling located within the open countryside. The dwelling is grade II listed and is also within the Chebsey Conservation Area.

A two storey side extension has already been approved under planning permission and listed building consent references 17/26199/HOU and 17/26251/LBC on 13 July 2017. This application proposes the variation of condition 2 (plans) on both the planning permission and listed building consent. Amendments to the approved scheme include the following:

- Addition of a wood burner flue to the rear roof elevation of the dwelling;
- Substitution of the previously approved ground floor door to the rear elevation of the extension with a window;
- Internal reconfiguration of the rooms;
- Previously approved 1.8m high garden wall at rear to be relocated further away from the boundary with neighbouring property The Old Post Office and increased in height from 1.8m to 2.2m.
- York stone patio and path added to garden area (however, this is permitted development)
- The addition of garden lights to garden path.

## **Officer Assessment – Key Considerations**

### **1. Character, Appearance & Heritage**

Park View is a grade II listed traditional semi-detached cottage situated in the Chebsey Conservation Area. The property is situated on an end plot of land and forms part of a historic and traditional street frontage which has been listed mainly for its group value. The Historic England Listing describes the property as, 'Probably late C18, Later alterations. Red brick; 2 storeys; 2 casement windows and 2 plain doorways, all with cambered heads; ledged door to Post Office; plain eaves; tiles. Included for group value.' Each amendment will be addressed individually for clarity.

#### Addition of wood burner flue:-

The proposed wood burner flue would be located at the rear of the property on a later 20<sup>th</sup> century addition to the historic building. The log burner flue would be black and not excessive in height, and would not be visible from the Park Lane street scene. By reason of its discreet location and proportionate design the addition of the log burner flue is not considered to have an adverse impact on the significance of the grade II listed building or the surrounding Chebsey conservation area.

#### Substitution of rear GF door with a window:-

This is a very minor alteration which would be taking place to the approved extension and as such there would be no loss of historic fabric as a result of replacing the approved door with a window. The window would comprise of timber and be of an appropriate design to match those of the grade II listed building. It is therefore not considered that the substitution of the door with a window would have any detrimental impact to the significance of the grade II listed building or the surrounding conservation area.

#### Internal reconfiguration:-

The internal reconfiguration involves relocating the living room from the front part of the dwelling to the rear, and the kitchen from the rear to the front, together with the relocation of the W.C to underneath the new staircase at ground floor level. At 1<sup>st</sup> floor level alterations comprise relocating stud walls to enlarge the family bathroom. These alterations would not result in any further loss of historic fabric over and above what has already been approved and as such it is not considered that there would be any adverse impact to the significance of the grade II listed building as a result of the internal reconfiguration.

#### Relocation and increase in height of rear garden wall:-

Previously a 1.8m high garden wall was approved abutting the boundary with the neighbouring dwelling The Old Post Office. The current application seeks to relocate this wall further away from the boundary at a distance of between 0.17m and 0.7m from The Old Post Office's garden fence. The height of the wall is proposed to increase to 2.2m at its highest point and 1.5m at its lowest point. This increase in height is not considered to be excessive considering the patio of The Old Post Office is located in a more elevated position when compared with the patio of Park View. Following amended plans received on 02 October 2019 the curtilage listed shed outbuilding is now to be retained and the garden wall will now be stepped down with the land level and shall be no higher than 2.2m in height at any point. A condition shall be included should consent be granted, to ensure

the bricks used in the construction of the garden wall will match the facing bricks used in the approved extension.

A neighbour has raised concerns that walls are not in keeping with the area and that a fence would be more in keeping, however neighbouring property The Old Post Office has a concrete block garden wall located just west of the curtilage listed shed/pigsty outbuilding. Furthermore, there are several examples of properties on Park Lane with walls including Pedlars Pack, Purbeck and Dove Cottage. As such, it is not considered that walls are out of keeping with the character of the area.

Following the amended plans showing the retention of the curtilage listed shed and the stepping down of the garden wall with the land level, it is not considered that the proposed alterations to the boundary wall would cause harm to the significance of the grade II listed dwelling, its setting or that of the Chebsey conservation area.

York stone patio/path to garden:-

The proposed York Stone patio and path to the rear garden is considered to be permitted development and as it would not affect the fabric of the grade II listed building, listed building consent is also not required.

Garden lighting to path:-

Providing the garden lights are low level and discreet and facing down towards the ground it is not considered that these would cause harm to the character and significance of the historic building or the conservation area. A condition shall be included should consent be granted for full details and specifications of the lighting proposed to be submitted for approval by the local planning authority prior to their installation.

Overall, the proposed alterations and amendments to the previously approved scheme are not considered to have a detrimental impact to the character or significance of the grade II listed building or the surrounding Chebsey conservation area.

Policies and Guidance:-

National Planning Policy Framework

Section 12. Achieving well-designed places and Section 16 Conserving and enhancing the historic environment

The Plan for Stafford Borough

Policies N1 Design, N8 Landscape Character and N9 Historic Environment

Supplementary Planning Document (SPD) – Design

Eccleshall Neighbourhood Plan – Policy 5 Historic Environment

## **2. Amenity**

The neighbouring property The Old Post Office has provided comments raising concerns that the garden wall would be 3.2m in height in total and would overshadow the patio of the Old Post Office. The latest plans submitted on 2 October 2019, specify that the wall will at its highest point be no higher than 2.2m high above the ground level of the Park

View patio area. A condition shall therefore be included should consent be granted for the wall height to be limited to no more than 2.2m above the ground level of Park View.

The neighbour at The Old Post Office has stated that they would lose their historic views across the landscape to the east across the garden of Park View as a result of the proposed wall. Whilst the historic views both of and from listed buildings is a consideration, the wall would only be 1m in height above the ground level of the patio on the side of The Old Post Office, and so it is considered that these historic views would not be impeded from the Grade II listed Old Post Office.

It is therefore considered that the proposed alterations and amendments to the approved scheme would not result in any adverse harm to the amenity of the neighbouring residential property or the visual amenity of the Park Lane street scene.

Policies and Guidance:-

National Planning Policy Framework  
Paragraph 127

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

Eccleshall Neighbourhood Plan – No relevant policies

### **3. Parking**

The neighbouring property has raised concerns surrounding the reduction in the width of the driveway previously approved. On the submitted site plan the parking area measures 3.1m wide x 12m depth which is in excess of the required standards for the parking of 2 vehicles which requires each space to measure a minimum of 2.4m x 4.8m. As such, it is not considered that there would be an adverse impact on the parking and access provision.

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

Eccleshall Neighbourhood Plan – 3 Traffic and Parking

### **4. Other**

The validity of the ownership certificate signed has been questioned by the occupiers of The Old Post Office stating that ownership certificate b and formal notice is required to be served on Dorniere Limited as the registered land owner. However, the applicant is a

registered Director of Dorbiere Limited and as such it is considered that he is a key partner and representative of that company. Therefore the completed ownership certificate A is considered to be valid and appropriate in this instance.

## **5. Conclusion**

Following amendments received on 2 October 2019 the proposed alterations to the previously approved scheme are considered to be acceptable in relation to the significance of the grade II listed building, the Chebsey conservation area and to residential amenity.

### **Consultations**

#### **Historic England:**

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

#### **Conservation Officer:**

Park View is a grade II listed building in Chebsey conservation area. The building forms one of a pair of small scale late 18th or early 19th century two storey, single bay cottages in local brick and tile. To the rear is a short original service wing and a longer mid 20th century extension of poor constructional quality and in non-matching brick. The principal significance of the properties is for their group value along with other listed buildings in Park Lane, indicated by their listing for group value, and for their contribution to the varied character and appearance of the conservation area.

Permission has previously been given for extensive remodelling of the interior of the cottage and the current rear wing together with an inset extension to the east of the original frontage and enlargement of the rear wing.

The current application is for a variation of condition 2 on both the planning consent and listed building consent and involves minor modifications to the main dwelling itself, relocation and increase in height of the previously approved garden wall, and the addition of some garden lights to line the path at the side of the dwelling.

The alterations to the main dwelling include the installation of a wood burner flue to the rear later 20<sup>th</sup> century wing, the alteration of a rear door of the extension to a window and minor internal reconfiguration of the room layouts. Overall there is no conservation objection to these alterations as they would not result in any further loss of historic fabric over and above that already approved.

Since amendments submitted on 02 October 2019, the proposed relocation and increase of the garden wall is acceptable, particularly now that it is stepped down with the land level and the scheme now proposes to retain the curtilage listed shed/former pigsty outbuilding. A condition should be included for samples of the facing materials to be used in the walls construction to be submitted to an approved in writing prior to the wall being erected to ensure an appropriate match to the main dwelling.

Very little detail has been supplied with regards to the garden lights to line the York stone path to the side of the dwelling; these should be low level, discreet lights facing down

towards the ground to light the path only. A condition should be included for full detailed specifications and positioning of all external lighting proposed for submission and approval by the local planning authority prior to their installation.

Overall there is no conservation or historic building objection to the proposed alterations to the previously approved scheme, subject to the conditions specified being included on any consent granted.”

**Right of Way Officer:**

Consult expired 03.09.2019 – no response received.

**Parish Council:**

Councillors discussed the above planning applications at their meeting yesterday evening and were pleased to note that they have now been called in by Cllr Pert. Councillors noted that two more significant amendments were placed on the SBC portal on 2 September 2019, with no notice and giving very little time for consideration.

Councillors were concerned that the continuing applications contained proposals which although described as minor would significantly impact on the neighbouring property to a major extent, and did not seem to be in sympathy with the situation of the property in the Conservation Area.

Councillors reiterated their previous comments on 17/26251/LBC and 17/26199/HOU, which are on the record.

**Neighbours**

(7 consulted): 2 responses both from The Old School House: Material planning considerations summarised below:

- Overshadowing of neighbouring patio/garden by proposed garden wall
- Insensitively designed garden wall
- Incorrect ownership certificate completed
- Size of proposed patio area
- Loss of curtilage listed outbuilding harming significance of the setting of the listed building
- Harm caused to conservation area and neighbouring listed dwelling
- Reduced parking provision
- Loss of historic views

Site Notice: ‘B’, Listed Building in a Cons Area and Public Right of Way

Expiry date: 25.09.2019

Newsletter Advert: Listed Building in a Cons Area and Public Right of Way

Expiry date: 11.09.2019

## Relevant Planning History

- 17/26199/HOU & 17/26251/LBC - Proposed living dining kitchen bedroom and bathroom extension and demolition of pantry porch and corrugated lean to building and detached garage and garden sheds in garden – Permitted
- 18/28431/HOU & 18/28436/LBC - Retention of demolition works already carried out for timber lean to extensions and incidental outbuildings and proposed two storey side and rear extension, new brick wall and demolition of existing former pigsty. – Refused
- APP/Y3425/W/18/3212033 & APP/Y3425/Y/18/3212034 – Appeal for 18/28431/HOU & 18/28436/LBC – Dismissed

## Recommendation 19/30922/HOU

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 from of 13 July 2017, this being the date on which the original permission 17/26199/HOU was granted.
2. This permission relates to the submitted details and specification for 17/26199/HOU, except where varied by this consent, and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-

Permission 17/26199/HOU  
Design and Access Statement  
Structural Statement  
Location Plan with Curtilage edged in red dated 30.03.2017  
Drawing No. 1894/1 Existing Plans and Elevations  
Typical Flush Casement Timber Window Detail

This permission:

Drawing No. 2033/1B  
Drawing No. 2033/2A  
Drawing No. 2033/3A  
Drawing No. 2033/6A  
Drawing No. 2033/7A

3. No above ground works shall take place until details and/or samples of the materials to be used in the construction of the external surfaces of the extension and garden wall have been submitted to and approved in writing by the local planning authority. Development shall thereafter be carried out in accordance with the approved details.
4. No above ground works shall commence until full joinery details have been submitted and approved in writing by the local planning authority for all new doors/windows, to include elevations at a scale of 1:10 or 1:20, and sections at a scale of 1:1 or 1:2 to include profiles of glazing bars, recess within openings, and

any sills. The doors/windows shall thereafter be constructed and installed in accordance with the approved plans.

5. Prior to the installation of any external lighting details of the location, design, materials, colour finish, intensity and angle of illumination of the lighting units shall be submitted to and approved in writing by the local planning authority. The external lighting units shall thereafter be installed and maintained in accordance with the approved details.
6. Notwithstanding any description / details in the application documents, the boundary wall along the western boundary of the rear garden to Park View shall be no more than 2.2m in height taken from the relevant ground level of Park View at any point.

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 architectural and historic character of this Grade II Listed building which forms an important part of the Chebsey Conservation Area.
4. In order to safeguard the architectural and historic character of this Grade II Listed building which forms an important part of the Chebsey Conservation Area.
5. In order to safeguard the architectural and historic character of this Grade II Listed building which forms an important part of the Chebsey Conservation Area.
6. To safeguard the outlook from nearby residential properties (Policy N1h of The Plan for Stafford Borough).

### **Recommendation 19/30923/LBC**

Approve, subject to the following conditions:

1. This Listed Building Consent is granted subject to the condition that the works to which it relates must be begun not later than the expiration of three years beginning with the date on which consent 17/26251/LBC was granted.
2. This consent relates to the submitted details and specification for 17/26251/LBC, except where varied by this consent, and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence: -

Permission 17/26251/LBC:  
Design and Access Statement  
Structural Statement

Location Plan with Curtilage edged in red dated 30.03.2017  
Drawing No. 1894/1 Existing Plans and Elevations  
Typical Flush Casement Timber Window Detail

This consent:

Drawing No. 2033/1B

Drawing No. 2033/2A

Drawing No. 2033/3A

Drawing No. 2033/6A

Drawing No. 2033/7A

3. No above ground works shall take place until details and/or samples of the materials to be used in the construction of the external surfaces of the extension and garden wall have been submitted to and approved in writing by the local planning authority. Development shall then be carried out in accordance with the approved details.
4. No above ground works shall commence until full joinery details have been submitted and approved in writing by the local planning authority for all new doors/windows, to include elevations at a scale of 1:10 or 1:20, and sections at a scale of 1:1 or 1:2 to include profiles of glazing bars, recess within openings, and any sills. The doors/windows shall thereafter be constructed and installed in accordance with the approved plans.

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

1. The time limit condition is imposed to comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
2. To define the permission.
3. In order to safeguard the architectural and historic character of this Grade II Listed building which forms an important part of the Chebsey Conservation Area
4. In order to safeguard the architectural and historic character of this Grade II Listed building which forms an important part of the Chebsey Conservation Area

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

19/30922/HOU and 19/30923/LBC  
Park View  
Park Lane  
Chebsey

