Dear Members

Planning Committee

A virtual meeting of the Planning Committee will be held using Zoom on Wednesday, 29 July 2020 at 3.00pm to deal with the business as set out on the agenda.

To watch the meeting, please follow the instructions below:-

1 Log on to Zoom at https://zoom.us/join
2 Enter Meeting ID 810 9897 7868 when prompted
3 Enter Password 311821 when prompted

Or, to listen to the meeting, please call the following telephone number:-

0131 460 1196

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.

Head of Law and Administration
PLANNING COMMITTEE - 29 JULY 2020

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

A G E N D A

1 Minutes
2 Apologies
3 Declaration of Member’s Interests/Lobbying
4 Delegated Applications
   Details of Delegated applications will be circulated separately to Members.

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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)
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 APPENDIX:-

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<td>Wheelwrights Cottage, Puddle Hill, Hixon, Stafford</td>
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This application was called in by Councillor B McKeown

Officer Contact – Sian Wright, Development Lead Telephone 01785 619528

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 20/32373/FUL  Case Officer  Della Templeton

Date Registered  29 May 2020  Target Decision Date  24 July 2020
Extended To  14 August 2020

Address  Wheelwrights Cottage  Ward  Haywood And Hixon
Puddle Hill  Parish  Hixon
Hixon
Stafford
Staffordshire
ST18 0NG

Proposal  Demolition of two storey side extension and double garage plus erection of detached dormer bungalow with re instatement of existing drive and parking for two cars at Wheelwright's Cottage.

Applicant  Mr S Hunt and Ms K Taylor

Recommendation  Approve, subject to conditions

REASON FOR REFERRAL TO COMMITTEE

This application has been called in by Councillor B McKeown (Ward Member for Haywood and Hixon) for the following reason:-

"To consider the impact of side facing dormer window and ground floor window (bedroom 2) on adjacent properties"

Context

The Application Site

The application site comprises part of the curtilage of Wheelwright Cottage, Puddle Hill, Hixon. Wheelwright’s Cottage is an extended 2 storey dwelling set close to the carriageway edge on the north-eastern side of Puddle Hill, which lies close to the eastern edge of the settlement of Hixon. Surrounding development is residential comprising both one and two storey properties with two storey houses to the rear (north-east) and bungalows immediately adjacent to the north and on the opposite side of Puddle Hill to the south-west.

The Proposed Development

The application proposes the erection of a three bedroom dormer style dwelling within the curtilage of Wheelwrights Cottage. The application involves the demolition of an existing detached garage and a two storey extension to the north-west side of the host dwelling.

Two car parking spaces each are proposed for the host and proposed new dwelling with those for the new dwelling on the site frontage and those for the host dwelling within a
new hard surfaced area to the south of the building, accessed from the highway via automatically operated gates.

Designations

The site lies within the settlement boundary for Hixon as defined in the Plan for Stafford Borough and the Hixon Neighbourhood Plan and is also within the 8km zone of influence for the Cannock Chase Special Area of Conservation (SAC).

Officer Assessment – Key Considerations

Principle of the Proposed Development

The site falls within the settlement boundary for Hixon and therefore in policy terms, the principle of a new dwelling in this location is considered to be acceptable subject to other material planning considerations.

Furthermore, there is an extant planning permission for a single storey dwelling on the site approved under 18/29660/FUL on 2 April 2019 and the current proposal is broadly similar to that which has already been approved in terms of footprint and site layout, but would have a floor, and consequently ridge, level some 0.20m higher than the approved. The only material difference between the two being the provision of accommodation within the roof space and creation of a side dormer to house the staircase within the current proposal.

Policies and Guidance:-

National Planning Policy Framework
Paragraphs:

The Plan for Stafford Borough
Policies: SP1 In Favour of Sustainable Development, SP3 Sustainable Settlement Hierarchy, SP7 Supporting Location of New Development

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

Hixon Neighbourhood Plan
Policies: No.1: Residential Development’ and No.3: Housing, Design, Access and Landscaping

Character and Appearance

The application site is situated on Puddle Hill which is situated on the north–eastern edge of Hixon. The road is characterised by a variety of dwellings however, the area immediately surrounding Wheelwrights cottage features numerous bungalows and it is within this context that the new development would be viewed.

The land level rises noticeably along Puddle Hill from the north-west to the south-east. The land also rises from the road into the site. There are no footpaths along Puddle Hill
giving the road a more rural character than other parts of Hixon village. Wheelwrights Cottage is a fully rendered dwelling situated close to the roadside. Other properties along this part of Puddle Hill are further set back from the road and the majority are of brick construction.

The neighbouring property “Suvo” was originally constructed as a bungalow within the former curtilage of Wheelwright’s Cottage but has since had a loft conversion (92/27834/FUL) with an increase in roof height to accommodate a first floor. This property steps up significantly from the road and features a lower level garage with a front balcony area above.

The current proposal seeks to site a 3 bedroom dormer bungalow between Wheelwrights Cottage and “Suvo” on land currently occupied by a domestic garage and parking area serving the former. As in the case of the previously approved development, the proposed bungalow would be sited 0.4m forward of the garage/balcony to neighbouring property “Suvo” and 3.2m forward of the main front elevation, and would be sited in a staggered position between Wheelwrights Cottage and “Suvo” which, is considered to be acceptable in terms of the general street scene.

The previous approval would have set the new dwelling at the same finished floor level as “Suvo” meaning that its ridge height would also match that of “Suvo” and be some 550mm higher than that of the host dwelling, Wheelwright’s Cottage. The current proposal would set the new dwelling at the same finished floor level as the host dwelling thus it would have a ridge height 120mm higher than “Suvo” and 670mm higher than Wheelwright’s. It is noted that the new dwelling would be set back some 5.5m from the front of the site and the host dwelling and, as such, would not appear to dominate the street scene despite being slightly taller than the host. On balance, the height/level of the proposed dwelling appears as a natural response to the rising land level and is considered to be acceptable.

The existing two storey extension to Wheelwrights Cottage would be demolished and the end elevation to the property made good.

Material for the proposed development would comprise:
Facing brickwork for all plots & for any boundary/retaining walls: Ibstock Calderstone Claret
Roofing tiles Marley Double Roman-Antique Brown MA10320S
White UPVC Sash Windows and doors
White UPVC rainwater goods
Marshall’s Driveline Nova Brindle pavers to drives and hard standings
These materials are considered to be acceptable having regard to the character and mix of materials used in the immediate vicinity.

The proposal involves the creation of a new car parking area and access to the south-east of the host dwelling. The original plans indicated hedge removal to create an opening some 7.5m wide with solid timber double gates 6m wide and 2.1m high. The gates, with sections of similarly high fences to either side, had a more commercial than residential appearance which was not considered to be appropriate to this location. The applicant has amended this to an opening of some 3.4m wide with only around 1.5m of hedge needing to be removed and a traditional 5 bar gate installed. This appears more harmonious within the surrounding semi rural character.
Policies and Guidance:-
National Planning Policy Framework
Paragraphs: 124, 127, 128 & 130
The Plan for Stafford Borough
Policies: N1 Design; Supplementary Planning Document (SPD) – Design

Residential amenity

The current proposals would place the proposed bungalow in the same position as that previously approved. This siting allows a distance of 21m from the rear of the proposed dwelling to the closest dwelling at the rear on Ashland. This meets the guidance set out in the Councils Design SPD. The proposal also provides adequate private amenity space in accordance with the Design SPD.

Furthermore, in relation to the neighbouring property “Suvo” the relationship of the new dwelling would be as previously approved. It is noted that the proposed bungalow would be sited 3.2m forward of the main front elevation, and 0.4m (not 0.2m as indicated in the previous Committee report) forward of the garage to “Suvo”. The projecting front part of “Suvo” features a balcony above the garage. Whilst the Design SPD looks specifically at the 45 degree rule in relation to extensions, it can be applied to this proposal to give an indication as to whether the proposed dwelling would cause an unreasonable loss of daylight or overshadowing.

Whilst the proposed dwelling would project forward of the neighbouring dwelling and would be slightly taller than its neighbour, it is not considered that it would result in any significant adverse impacts to residential amenity since it would not impinge upon a 45 degree sightline taken from the front windows of “Suvo”.

The current proposal differs from the previously approved scheme in that it would feature first floor accommodation within its roof space which requires the inclusion of a dormer structure to accommodate a stairway to the first floor. This structure would be on the north-western side with a first floor window facing towards “Suvo”. However, the primary function of the window would be to allow ingress of light to the stairway rather than as a means of outlook and, as such, it could be obscure glazed and non-opening so that it would have no impact on privacy to occupants of “Suvo”. In any event, it is noted that the only windows on this side of “Suvo” are three high level rooflights, the base of which would align roughly with the height of the top of the dormer window thus preventing any line of sight between them.

As was previously the case, a utility room door and two small windows to the bathroom of the new dwelling are also proposed to the side elevation facing “Suvo”. There are no ground floor side windows to “Suvo” facing the proposal and it is noted that, since the previous permission was granted, a 2m fence has been erected along the boundary between the two sites thus providing visual screening at ground floor level.

The proposed dwelling would be situated between 1.5m and 1.8m from the new fence line and 2m from the side wall of neighbouring property “Suvo”. There are no side facing windows to “Suvo” apart from 3 small rooflights which are at high level in the rooms they serve and as such are unlikely to give any views of the proposed dwelling or to suffer any loss of privacy. The relationship to “Suvo” is therefore considered to be acceptable.
Under the previous approval there would have been no ground floor windows apart from a rooflight serving one of the bedrooms in the south-east side elevation of the new dwelling, facing towards the host property Wheelwright’s Cottage. The current proposal includes accommodation in the roofspace which makes it impossible to include a rooflight to the bedroom and a ground floor window is therefore proposed. This would be 2.3m from the boundary to the host dwelling and 4.2m from the dwelling itself. It is not considered that this would result in any privacy issues to either dwelling due to the presence of a 2m high fence along the boundary and whilst the outlook from this bedroom would not be ideal, this is not considered to be a sufficient reason for refusal. An existing side facing kitchen window to the host dwelling, which would have looked out over the new boundary wall and dwelling beyond, would be bricked up and a new window installed in the rear elevation to allow light into the kitchen.

The current proposal also involves first floor windows in both the front and rear gables. However there is sufficient separation to facing windows in neighbouring properties to meet the recommended distances set out in the Design SPD.

It is noted that neighbouring occupants have raised a number of objections relating to residential amenity principally based on concerns that the proposed dwelling would be taller or closer to boundaries than the previously approved bungalow. The siting would be as previously approved and no closer to any boundary and the building, which would be the same height of itself and have the same footprint as was previously approved would be set at just 200mm higher level than was approved under 18/29660/FUL. The only addition to the overall building envelope would be the dormer structure on the north-west side. It is not considered that raising the finished floor level and ridge by 200mm would materially impact on any neighbours.

Having regard to the above, it is not considered that the current proposal would result in significant adverse impacts to residential amenity and it is therefore considered be acceptable having regard to Policy N1 of the Local Plan and guidance in the Design SPD.

It is considered that the addition of one new dwelling to the locality is unlikely to create unacceptable levels of noise and disruption. Environmental Health did not request consultation on this application and, noting that they had no objections to the previous scheme subject to conditions to safeguard the amenities of neighbours and the area in general, it is considered appropriate to attach the same conditions in this case.

Policies and Guidance:-

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

The application proposes to provide 2 on site car parking spaces for the proposed dwelling and a further 2 spaces for the existing dwelling. It is understood that the existing cottage currently has 4 bedrooms but would be reduced to 3 bedrooms due to the proposed demolition of the 2 storey extension. The level of parking provided for the proposed dwelling and the existing dwelling would meet the parking standards in the Local Plan.

The Highway Authority do not raise any objections subject to carrying over conditions relating to access and parking and the provision of visibility splays from the previous consent.

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

Other matters

Cannock Chase SAC

The site falls within 8km of Cannock Chase Special Area of Conservation (SAC). Natural England have been consulted and state that the proposed development will not have significant adverse impacts on designated sites and has no objection.

Policies and Guidance:-

National Planning Policy Framework
Paragraphs: Section 15 – Conserving and enhancing the natural environment.

The Plan for Stafford Borough
Policies: N6 Cannock Chase Special Area of Conservation

Conclusion and Planning Balance

The proposed dormer bungalow is considered to be acceptable having regard to siting, design, amenity and highways issues etc. The proposal complies with aforementioned policies of the Plan and with national guidance set out within the Framework.

Consultations

Highway Authority:
No objections subject to conditions.
Natural England:
No objections

Parish Council:
Objection. Concerns on the impact and lack of privacy issues for adjoining properties due to the proposed dormer window and the upstairs side bedroom window.

Neighbours (16 consulted):
4 responses: Material planning considerations summarised below:
Increased noise, including during the construction phase
Increased height over previous approval will lead to greater loss of light
Concerns about construction damage associated with additional foundations to support two storey build
Water runoff
Loss of privacy to neighbours and host dwelling
Concerns about access to “Suvo” for repairs and maintenance
Impact on nesting birds

Site Notice: 15.06.2020
Expiry date: 06.07.2020

Relevant Planning History

18/29660/FUL - Demolition of two-storey side extension at Wheelwrights Cottage and the erection of a detached bungalow with reinstatement of existing drive and parking for two cars at Cottage – Approved 02.04.2019
92/28108/FUL - Entrance Hall & Study – Approved 10.06.1992
82/13039/FUL – Habitable extension – Approved 07.04.1982

The following two cases relate to “Suvo”
92/27834/FUL – Loft conversion – Approved 14.04.1992
79/08889/FUL – Bungalow – Approved 10.10.1979

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. The development authorised by this permission shall be carried out in complete accordance with the originally submitted details and specification and the drawings listed below, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-
   AL02 Rev D
   AL03 Rev B
   SHKT WC PH 08A Rev 1
   SHKT WC PH 09 Rev A
   SHKT WC PH 09
   SHKT WC PH 27
3. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans.

4. The development hereby permitted shall not be brought into use until visibility splays of 2.4m x 43m have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

5. The development hereby approved shall be constructed in accordance with the submitted materials schedule, unless alternative materials are otherwise first approved in writing by the Local Planning Authority.

6. Notwithstanding any description/details in the application and before the proposed development is occupied, details of the height, type and position of all site and plot boundary walls, retaining walls, fences and other means of enclosure to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority.

7. All works, including demolition, site works, deliveries 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. Any equipment which must be left running outside the allowed working hours shall be inaudible at the boundary of occupied residential dwellings.

8. There shall be no burning on site during development. In addition, facilities shall be provided at the site and used for damping down to prevent excessive dust.

9. The first floor dormer window on the north-west roof slope facing "Suvo" shall be obscure glazed and permanently fixed shut before the dwelling hereby approved is first occupied and shall thereafter be retained as such for the lifetime of the development.

10. Any gates installed at the vehicular access to Wheelwrights Cottage or the new dwelling hereby approved shall be remotely operated and shall open inwards, away from the highway.

11. Works to hedgerows and trees shall not be undertaken in the bird nesting season (March to August) unless it can be demonstrated that breeding birds will not be affected, through the submission, approval in writing by the local planning authority and subsequent implementation in accordance with the approved details of a method statement for the protection/avoidance of nesting birds. This may include timing of work, pre-work checks, avoiding nesting areas.
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 the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).

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

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

6. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).

7. To safeguard the amenities of the area (Policy N1e of The Plan for Stafford Borough).

8. To safeguard the amenities of the area (Policy N1e of The Plan for Stafford Borough).

9. To ensure an adequate level of privacy for occupiers of adjacent residential properties (Policy N1e and Stafford Borough Council Space About Dwellings Guidance)

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

11. In order to ensure that the development does not have a detrimental impact on protected species or matters of biodiversity importance and that appropriate enhancement is provided (Policy N4f 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

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<td>19/30157/HOU</td>
<td>Jubilee Cottage Cotton Back Lanes Cotton</td>
<td>Proposed garage/gymnasium, conversion of existing garage to sitting room/utility, bay window and porch</td>
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<tr>
<td>Delegated refusal</td>
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<td>19/30594/FUL</td>
<td>Greatwood Farmhouse Offleybrook Road Offleybrook</td>
<td>Replacement dwelling with extension of residential curtilage and retention of temporary caravan</td>
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<td>Appeal withdrawn</td>
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Previous Consideration

Nil

Background Papers

File available in the Development Management Section

Officer Contact

John Holmes, Development Manager Tel 01785 619302