

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 **Thursday 24 November 2022** to deal with the business as set out on the agenda.

Please note that this meeting will be recorded.

The Committee will meet at the rear of the Civic Centre and depart at **9.30am** to visit the sites as set out in the agenda and re-convene at the Civic Centre at approximately **11.40am** to determine the applications.

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



Head of Law and Administration

**PLANNING COMMITTEE
(SITE VISIT)
24 NOVEMBER 2022**

Chairman - Councillor E G R Jones

Vice-Chairman - Councillor P W Jones

AGENDA

1	Apologies	
2	Declaration of Member's Interests/Lobbying	
3	Planning Applications	Page Nos 3 - 13

MEMBERSHIP

Chairman - Councillor E G R Jones

F Beatty	P W Jones
A G Cooper	B McKeown
A P Edgeller	A Nixon
A D Hobbs	G P K Pardesi
J Hood	C V Trowbridge
E G R Jones	

PLANNING COMMITTEE - SITE VISIT - 24 NOVEMBER 2022

Ward Interest - Nil

Planning Applications

Report of Head of Development

Purpose of Report

To consider the following planning application, the report for which is set out in the attached **APPENDIX:-**

		Page Nos
21/34965/HOU	11 Trinity Gorse, Trinity Fields, Stafford, ST16 1SL	4 - 13
The application was called in by Councillor J K Price		
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: 21/34965/HOU

Case Officer: Steven Owen

Date Registered: 27 October 2021

Target Decision Date: 22 December 2021

Extended To: n/a

Address: 11 Trinity Gorse, Trinity Fields, Stafford, ST16 1SL

Ward: Holmcroft

Parish: Stafford MB

Proposal: Proposed single-storey side/rear extension with canopies and chimney. A front and rear dormer extension.

Applicant: Mr N Hodgkinson

Recommendation: Approve, subject to conditions

REASON FOR REFERRAL TO COMMITTEE

The application has been called in by Councillor J K Price for the following reason;

“I would like to call the application 21/34965/HOU in for Massing and for not being in keeping with the Street Scene.”

CONTEXT

The Application Site

11 Trinity Gorse is a semi-detached dwelling located within a residential area inside the Stafford Settlement Boundary.

The development site comprises the host dwelling, a detached garage, and the residential curtilage. The site is accessed via an existing driveway and garage to the side and rear of the dwelling.

A shipping container has been added to the rear garden. A covered wooden structure has also been built around the shipping container. A wooden fence has also been added along the north-eastern boundary. These additions require planning permission but do not form part of this application. They are therefore not material considerations when assessing this application.

Since the Case Officer has visited the site, it has come to the planning authority's attention that a chimney has been partially constructed to the rear of 11 Trinity Gorse.

Proposed Development

The proposal is for the following:

- A new front dormer. The flat-roof dormer would be added to the front roof-slope. It would match the height of the existing front dormer but would project 2.6m from the roof and measure 3.3m wide.
- A rear dormer extension. The half of the existing rear dormer would be extended and project a further 1.6m. The other half by 0.6m. The height and width of the rear dormer would remain unchanged.
- A single-storey side extension with two rear canopies. The side extension would project 4m from the side elevation, 4m from the rear elevation and have a maximum depth of 10.3m. The extension would be set back 4m from the front elevation. One of the proposed canopies would adjoin the rear portion of the side extension. The open-sided canopy would have a total depth and width of 4m. Its height would match the extension. The second canopy would infill the area behind the dwelling between the rear elevation, proposed extension, and the neighbour's extension. Forming a covered patio this canopy would measure 5.3m wide and would project 4m from the rear elevation. The height would match the proposed side extension.
- The removal and replacement of the existing chimney. The replacement chimney would be relocated to the rear elevation and adjoin the proposed rear dormer extension. The chimney would reach 7.5m high- 0.7m higher than the existing chimney.

Planning policy framework

Section 38(6) of the 2004 Planning and Compulsory Purchase Act and section 70 of the Town and Country Planning Act 1990, as amended, require decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan for the purposes of this application comprises The Plan for Stafford Borough 2011-2031 Parts 1 and 2 (TPSB).

OFFICER ASSESSMENT – KEY CONSIDERATIONS

2.0 PRINCIPLE OF DEVELOPMENT

The application site is located within Stafford which is listed as one of the settlements in the Sustainable Settlement Hierarchy under Spatial Principle 3 of TPSB and its defined settlement boundary under Policy SB1 and as shown on the associated Inset map for Stafford.

The principle of development is therefore considered to be acceptable given that the property is located within a sustainable location in the Stafford settlement boundary, but subject to other material considerations being satisfied, including: -

- Impact upon the character and appearance of the host dwelling and the surrounding area;
- Residential amenity;
- Car parking provision.

Policies and Guidance: -

National Planning Policy Framework 2021 (NPPF)

Paragraphs 8 and 11

The Plan for Stafford Borough 2011-2031 (TPSB)

Part 1 - Spatial Principle 1 (Presumption in Favour of Sustainable Development, Spatial Principle 3 (Sustainable Settlement Hierarchy), Spatial Principle 7 (Supporting the Location of New Development)

Part 2 - SB1 (Settlement Boundaries)

CHARACTER AND APPEARANCE

Policy N1 of the TPSB sets out design criteria including the requirement for design and layout to take account of local context and to have high design standards which preserve and enhance the character of the area. Section 8 of the Supplementary Planning Document on Design (SPD) then provides further detailed guidance on extensions and alterations to dwellings.

The SPD states that proposed extensions should be designed in relation to the whole street or group of buildings. Where there is scope to extend, paragraph 8.11 of the SPD states, that the roof should harmonise with the host dwelling and care should be taken to ensure the architectural style of the extension fully integrates with the form of the main dwelling. Paragraph 8.18 also states that all extensions and alterations, particularly those incorporating modern design approaches, should be considered holistically with the original dwelling to avoid awkward jarring of materials and forms.

Consideration has therefore been given to the extension impact upon the character and appearance of the host dwelling and the wider area in terms of its scale, form, and use of external materials.

11 Trinity Gorse is a semi-detached dwelling located on an end plot within a residential setting. The street scene is characterised by a mixture of single-storey and two-storey dwellings. 11 Trinity Gorse is end house of the row of similarly designed dormer bungalows. Both its front and side elevations are visible from public vantages, and due to the position of the turning head, some portions of its rear elevation and garden are also visible.

Within the street scene, existing single-storey side and front extensions are a common feature. A neighbouring dwelling, No. 1 Trinity Gorse has added a second dormer to its front roof-slope. The dormer is both wider than the original and projects further forward. This neighbouring dormer extension has not however resulted in adverse visual harm to No. 1 or the wider street scene.

Front Dormer

The current proposal also seeks to add a new dormer to the front of the dwelling. Like the second dormer at No. 1, the proposal would be larger and wider than the existing dormer and project further forward.

Like No. 1, the proposed dormer would appear proportionate to the host dwelling in terms of scale. In the context of the second dormer at No.1, the proposed dormer would appear in keeping with dwellings along Trinity Gorse. Viewed together, the two additional dormers positioned at the start and end of the street would act as 'book ends' and create some visual balance. It is therefore concluded that the proposed front dormer would not result in adverse visual harm.

Rear Dormer Extension

11 Trinity Gorse has an existing dormer across the width of the rear roof-slope. The proposal seeks to extend it in two parts.

The portion closest to the neighbouring dwelling which covers Bedroom 3 would increase its projection by 0.6m. The other half of the dormer, which covers Bedroom 2, would have its projection increased 1.6m the height and width of the dormer would remain the same.

Located to the rear of the dwelling, this dormer extension would be obscured from most public vantages. However, due to the shape of the road, portions of the rear garden, including the dormer are visible from the street scene.

Considering the proposals form, and its limited impact upon the street scene it is considered, on balance, that the dormer would not cause visual harm. The dormer would maintain the height and width of the existing dormer and would leave the pitched roof unaltered. The additional 1.6m of massing is considered proportionate considering the scale of the host dwelling.

The Side Extension and Canopies

11 Trinity Gorse is as original built and has no existing extensions. It has been previously mentioned within this report that the street scene around the development site is characterised by dwellings which have been extended to the front and side. The immediate neighbour, No. 9 has had a single-storey rear extension added.

Within this context, the proposal seeks to add a single-storey extension with a hipped roof. The extension would adjoin the side of the dwelling and project past the rear elevation. The side extension would be set back from the front elevation by 4m.

The extension would be joined by two open-sided canopies. One would attach onto the rear of the extension. The other would be built between the rear elevation, the extension, and the neighbours rear extension. This canopy would be obscured from public vantages due to its position behind both the dwelling and the extension.

Taken together, it is considered that the form and size of the extension and canopies would appear proportionate to the site and subservient to the host dwelling. The use of external materials which match the host dwelling would further ensure its integration into the host dwelling.

The Replacement Chimney

Like its neighbouring dwellings, 11 Trinity Gorse has an existing chimney. The proposal would remove and replace the existing chimney. The replacement would be relocated to the rear elevation and would increase 0.7m in height. The chimney would be built on the outside of the dormer extension and project above.

To the front of the dwelling, the top of the chimney would be partially visible from the street, as is the existing. To the side, and from neighbouring gardens the new chimney would be more visible. However, considering the chimney and dormer extension together, it concluded on balance that the relocated chimney would not cause adverse visual harm.

External Materials

To ensure that the proposed development would successfully integrate into the host dwelling, if approved, a condition should be added to the decision notice which states that notwithstanding the details on the approved drawings, the external finishing materials to be used on the development shall match the colour and type of their equivalent on the existing dwelling, unless otherwise agreed in writing by the local planning authority

The submitted plans state that the chimney would be finished with 'brick kale' feature wall tiles. To aid the chimneys integration into the host dwelling a condition should be added to the decision notice, if approved, requiring the use of bricks which match the type and colour of the existing dwelling.

Conclusion

Subject to the materials condition, it is considered on balance, that the proposed development would not cause adverse harm to the character or appearance of the host dwelling or wider setting. The proposal details are sufficient to meet the requirements of policy N1 (design) of TPSB, as well as the provisions of the Design SPD and NPPF.

Policies and Guidance: -

National Planning Policy Framework 2021 (NPPF)
Section 12 - Achieving well-designed places
The Plan for Stafford Borough 2011-2031 (TPSB)
N1 (Design)
Supplementary Planning Document - Design (SPD)

RESIDENTIAL AMENITY

Criteria (e) of Policy N1 of the TPSB and the SPD require design and layout to take account of adjacent residential areas and existing activities.

Paragraph 8.23 of the SPD states that in urban/built up areas a degree of overlooking may be inevitable and should be expected. However, every effort should be made to avoid overlooking of rear facing living room windows and garden 'siting out' areas such as patios and decking areas.

Paragraph 8.35 states that extensions should not be designed with windows near the boundaries that directly overlook neighbouring properties or gardens.

Paragraph 8.27 states the size and location of the extension should ensure that an adequate amount of amenity space is retained that is commensurate with the size of the principal dwelling. Furthermore, extensions that are close to, or abut the boundary of a neighbouring property must be limited in height so as not to impinge on neighbouring outlook.

Consideration has therefore been given to the proposals impact upon the neighbouring amenity in terms of its effect on sources of natural light into principal windows, any overbearing nature, and privacy.

The proposal involves extending the dwelling to the side and rear. Considering the position of neighbouring windows, in addition to the distances between them and the extension, it has been concluded that the proposal would not fall within the 45 degree-sightline of a neighbouring principal window, or adversely block any source of natural light.

The proposal would also add new and replacement windows to the front and rear elevations. As stated in Paragraph 8.23 of the design SPD, in urban/built up areas a degree of overlooking may be inevitable. The new dormer window to the rear of the dwelling would project 1.6m closer to rear neighbours. However, considering the 36m separation distance between it and rear elevation of the rear neighbour, it is considered that the proposed rear window would not lead to an adverse loss of privacy.

Similarly, the proposed front dormer would add another first floor bedroom window facing towards No. 10. However, it is considered that the 21m separation distance would maintain a reasonable degree of privacy for both occupiers and neighbours.

Consideration has also been given to the amount of private garden space that would be retained following the development. As the canopies are openside they have been added to the total amount of garden space left following development of the proposal. In total the garden would retain 168sqm, which more than meets the Design SPD standard.

Taking the above commentary into consideration it is concluded that the proposed development would not result in adverse harm to residential amenity. As a result, the proposal is found to meet local amenity standards and is compliant with policy N1 (Design) of TPSB, as well as the provisions of the NPPD and Design SPD.

Policies and Guidance: -

National Planning Policy Framework 2021 (NPPF)

Paragraph 130

The Plan for Stafford Borough 2011-2031 (TPSB)

N1 (Design)

Supplementary Planning Document - Design (SPD)

HIGHWAYS AND PARKING

Appendix B of the TPSB require three car parking spaces (2.4m x 4.8m) to be provided for a four bedroomed dwelling. Policy T2 of TPSB also requires all new development have safe and adequate means of access, egress and internal circulation/turning arrangements for all modes of transport.

Consideration has therefore been given to the proposals effect upon parking provision, vehicle access, and highway safety.

Currently, 11 Trinity Gorse has three existing bedrooms. Its two required parking spaces are provided by its existing garage and driveway. The driveway measures 13.4m in length. The driveway is therefore long enough to provide the additional parking space required for the fourth bedroom.

The Highway Authority has been consulted on the proposed parking arrangement and has raised no objection, subject to a condition requiring the retention of the existing driveway. This condition is considered reasonable and necessary and should be added to the decision notice if approved.

Subject to this condition, it is concluded on balance that the existing driveway already provides the required number of parking spaces. The proposal therefore meets the requirements of policy T2 of TPSB as well as the provisions of the NPPF.

Policies and Guidance: -

National Planning Policy Framework 2021 (NPPF)

Paragraphs 108 and 109

The Plan for Stafford Borough 2011-2031 (TPSB)

Policies T1 (Transport), T2 (Parking and Manoeuvring Facilities), Appendix B - Car Parking Standards

CONCLUSION AND PLANNING BALANCE

On balance, it is concluded that proposal would not adversely harm the character and appearance of the host dwelling or the wider area. It would avoid adversely impacting visual amenity or neighbour amenity and does not adversely impact parking requirements and provision. The proposal is therefore compliant with policies N1, T1, T2, and Appendix B of TPSB, as well as the provisions of the NPPF, and Design SPD.

It is therefore recommended that the planning permission is granted.

CONSULTATIONS

Highway Authority:

Comments 16.06.2022 - 'I would require a condition to retain the garage and existing parking on the driveway for the lifetime of the development then I would not have any objection to the proposal.'

Comments (summarised) 05.04.2022 - 'There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:

1) Notwithstanding any details shown in writing or on the approved plans no development shall be commenced until the following details have been submitted to and approved in writing by the Local Planning Authority:

- A revised drawing showing x3 car parking spaces either fronting the property and the removal of the existing side access and parking arrangements or a drawing showing the existing garage and driveway parking arrangements only. A parking space consists of a minimum width of 2.4m and a minimum length of 4.8m per car should the frontage parking be taken forward and this shall also include the distance required for a new vehicle access crossing and confirm the surface material to be used on any new frontage driveway.

- Details of the purpose and access arrangements of the 20ft ISO container located within the rear garden of the dwelling, is this to remain. The layout and parking areas shall thereafter be carried out in accordance with the approved plans and shall thereafter be retained as such for the lifetime of the development'

Neighbours:

(10 consulted): 8 representations received raising the following material considerations (summarised): -

- The building will result in a reduction in privacy.
- The proposed chimney is incongruous.
- Rainwater flooding concerns.
- Proposed development out of character.
- Development would harm the character and appearance of the street scene.
- The garden structure is being used for a building company.
- Planting within the site has been removed.
- Concerns over the permanence of the shipping container.
- The fence is very oppressive and upsetting.
- No other dwellings like the proposed development.
- The proposed development would increase the density of development in the neighbourhood.
- The proposed development would remove the current provision of parking at the property.
- The development would make it harder to remove the container.

Relevant Planning History

None.

Recommendation:

Approve, subject to the following conditions:

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 permission, in which case the condition shall take precedence: -
 - Location Plan, Site Plan, Proposed Elevations and Floor Plans (Scale 1:1250, 1:500, and 1:100) Drawing No. 2021-283-01 Revision G
3. The development shall be constructed from external facing materials which match the colour and type of their equivalent on the existing dwelling, unless otherwise agreed in writing by the Local Planning Authority
4. The existing driveway shall be retained.
5. The approved chimneys external materials shall match the type and colour of the surface bricks on the existing dwelling.

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

Informative

1. In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) (Order) 2010, as amended, and the National Planning Policy Framework 2021, the Council has worked in a positive and proactive way in determining the application and has granted planning permission.

**21/34965/HOU
11 Trinity Gorse
Trinity Fields
Stafford**

