



Civic Centre, Riverside, Stafford

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Dear Members

### **Planning Committee**

A meeting of the Planning Committee will be held on **Thursday, 22 June 2023** at **12.30pm** in the **Craddock Room, Civic Centre, Riverside, Stafford** 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.

A handwritten signature in black ink, appearing to read "I. Curran".

Head of Law and Governance

## PLANNING COMMITTEE - 22 JUNE 2023

**Chairman - Councillor B McKeown**

**Vice-Chairman - Councillor A Nixon**

### AGENDA

- 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 B McKeown**

B M Cross	D M McNaughton
F D J James	A Nixon
E G R Jones	M Phillips
P W Jones	J P Read
R Kenney	S N Spencer
B McKeown	

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PLANNING COMMITTEE - 22 JUNE 2023

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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 **APPENDIX:-**

		<b>Page Nos</b>
<b>23/37147/HOU</b>	<b>1 Windsor Road, Queensville, Stafford Staffordshire ST17 4PA</b>	4 - 11

The application was called in by Councillor J A Barron

**Officer Contact** - Richard Wood, Development Lead  
Telephone 01785 619324

**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>	23/37147/HOU
<b>Case Officer:</b>	Jake Powell
<b>Date Registered:</b>	20 March 2023
<b>Target Decision Date:</b>	15 May 2023
<b>Extended To:</b>	-
<b>Address:</b>	1 Windsor Road, Queensville, Stafford, Staffordshire ST17 4PA
<b>Ward:</b>	Weeping Cross and Wildwood
<b>Parish:</b>	-
<b>Proposal:</b>	Construction of two storey side extension, single storey rear extension, dormer extension to rear
<b>Applicant:</b>	Mr C Roberts
<b>Recommendation:</b>	Approve, subject to conditions

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## **REASON FOR CALL-IN TO COMMITTEE**

This application has been called in to be decided at planning committee by Councillor J A Barron (Weeping Cross and Wildwood Ward) for the following reason/s:

1. Large scale and over massing of the development
2. Not in keeping with the character and appearance of the neighbourhood.
3. Loss of privacy overlooking neighbouring properties, height and elevation of roof windows

### **1.0 CONTEXT**

#### **The Application Site**

The site comprises of a semi-detached two-storey dwelling house located within the Stafford Residential Settlement Boundary.

#### **Proposed Development**

The proposal is for the construction of a two-storey side extension, a flat roof dormer extension to the rear roof slope, and the construction of a single storey rear extension. Two rooflights would be installed on the rear roof slope of the proposed two-storey side extension.

This application has been amended since the initial submission to reduce the width of the proposed dormer extension. The proposed two-storey side extension has also been set down from the ridge height of the main dwellinghouse.

## **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.

### **Polices 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)

### **3.0 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 surrounding area is characterised by symmetrical semi-detached properties with front facing gables and hipped roofs.

The application proposes a hip to gable roof conversion for the main dwellinghouse, which would alter the visual appearance of the front of the dwellinghouse. Whilst it is unfortunate

that the main dwellinghouse would lose its existing roof form, and the proposed hip to gable conversion would result in an unbalancing of the pair of semi-detached properties, this element of the proposal could be carried out through permitted development rights under Schedule 2, Part 1, Class B of the General Permitted Development Order 2015. This fallback position is a material planning consideration.

With regards to the proposed two-storey extension, since the proposal has been amended to be set lower than the ridgeline by approximately 0.4 metres, Officers are satisfied that the proposed extension would appear as a proportionate and subordinate addition to the developed dwellinghouse. This view is compounded due to the proposed set back of the extension, ensuring the gable bay frontage is retained as the main architectural feature. Furthermore, the proposed design features including fenestration matching the existing in positioning, in conjunction with the maintaining of the eaves would ensure that the proposed extension would relate well to the main dwellinghouse. The proposed two-storey side extension would therefore have an acceptable impact on the character and appearance of the house and surrounding area.

To the rear the application proposes the construction of a flat roofed former extension. This extension has been amended since the initial submission to be reduced in width, and to be sited only on the rear roof slope of the original dwelling house. As with the proposed hip to gable roof conversion, the proposed dormer extension could be constructed through permitted development rights under Schedule 2, Part 1, Class B of the General Permitted Development Order 2015. This fallback position is a material planning consideration.

In addition, the application proposes the construction of a flat roof single storey rear extension. This element of the proposal would appear as a proportionate and subordinate addition to the dwellinghouse. Furthermore, as it would be sited to the rear and largely unviewable from the public realm, Officers are satisfied that the proposed development would have an acceptable impact on the character and appearance of the surrounding area.

Finally, the application proposes the installation of two roof lights to the rear roof slope of the proposed two-storey side extension. Roof lights are considered an appropriate addition to dwellinghouses, and considering the siting of these to the rear, they would not result in an unacceptable impact on the character and appearance of the dwellinghouse and surrounding area.

It is considered that the proposed two-storey side extension and single storey rear extension would have an acceptable impact on the character and appearance of the dwellinghouse and area. Furthermore, the proposed hip to gable roof conversion and dormer extension to the rear could be constructed under permitted development rights. This is a material planning consideration.

### **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)

#### 4.0 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.

The principal properties to consider in relation to residential amenity would be the adjoining property at No. 3 Windsor Road, the property to the rear at No. 11 Kent Way, and the property at No. 79 Radford Bank.

In regard to the adjoining property at No. 3 Windsor Road, this neighbouring property benefits from a single storey rear conservatory in close proximity to the boundary with the application site. The application proposes the construction of a single storey extension which would be set in from the boundary with this neighbouring property. When taking a 45-degree line from the centre of the rear principal room window of the neighbouring extension, it would not intersect the proposed development. The proposed single storey rear extension would therefore not result in a detrimental impact on levels of light or outlook to the closest habitable room of No. 3 Windsor Road. Furthermore, due to the set in of the proposed extension by approximately 0.5 metres, in conjunction with the height and depth of the proposed extension, Officers are satisfied that the proposal would not result in a detrimental impact on the occupiers of No. 3 Windsor Road through an overbearing appearance.

With regards to No. 79 Radford Bank, this neighbouring property is situated approximately 29 metres away from proposed development. Considering this distance, Officers are satisfied that the proposal would not result in a detrimental impact on levels of light or outlook to this property. Whilst it is acknowledged that the proposed two-storey side extension would be constructed in close proximity to the boundary with this neighbouring property, as it would be set near the rear boundary of this property, in conjunction with a sufficient distance from the neighbouring dwellinghouse, its impact would be minimal.

Finally, in relation to No. 11 Kent Way, the distance between the development and this neighbouring property would be approximately 34 metres to the proposed single storey extension, and approximately 37 metres to the proposed two-storey side and dormer extension. As outlined in Guideline 6 of the Design (SPD), a distance of 21 metres is considered to be the minimum separation between facing/backing dwellings required to achieve a degree of privacy within conventional two storey accommodation, i.e. with main living room and kitchen windows on the ground floor and bedrooms at first floor. The distance between these properties would far exceed the recommendations of Guideline 6, and as such Officers are satisfied that the proposal would not result in a loss of privacy or an overbearing appearance. Furthermore, as outlined in Appendix 3 of the Design (SPD), 'the 25 degree rule' is used to ensure that adequate levels of daylight for habitable rooms is provided when extensions or new buildings directly face principal windows of existing properties. As detailed in the diagrams related to Appendix 3, a 12 metre distance between a neighbouring habitable room window and the two-storey dwellinghouse is required to comply with this rule. Whilst it is noted that the application seeks permission to construct a dormer window on the rear roof slope of the dwellinghouse, which would increase the required distance to ensure compliance with this rule, as this neighbouring dwellinghouse is situated approximately 37 metres away from this impacting elements of the proposal, the proposed development would not result in a loss of sunlight to the habitable rooms of No. 11 Kent Way.

As such, Officers are satisfied that the proposal would not result in any technical breaches of the Local Planning Authority (LPA)'s amenity guidelines and that the proposal is considered acceptable in terms of amenity.

**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)

**5.0 HIGHWAYS AND PARKING**

Appendix B of the TPSB require 3 car parking spaces to be provided for a 4 bedrooomed dwelling.

The plans provided indicate that the development would be able to accommodate at least 4 car parking spaces on site. The proposal would therefore comply with the requirements of Appendix B of the TPSB, and would have an acceptable impact on highways and parking.

**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**

The proposal is not considered to harm the character and appearance of the host dwelling or wider area. It avoids negatively impacting neighbour amenity, there is sufficient on-site parking provision.

**CONSULTATIONS**

**Neighbours:**

(13 consulted): 1 representation received raising the following material considerations:-

- Loss of privacy
- Loss of sunlight
- Out of character with the locality
- Appearance

Loss of view is also quoted, however that is not a material planning consideration.

## Response from Applicant

The applicant has provided a response to the proposed call-in and objections received with the points summarised below:

- The amended proposal would lessen the issue of privacy. Applicant also offers to install trees to the rear of their garden to further minimise this.
- Due to the distance between the proposed development and neighbouring properties, the proposal would not result in a loss of sunlight or increased energy bills.
- Other properties benefit from dormer extensions along Windsor Road. Proposed development will not appear out of character.
- Reduced scale has improved the appearance of the proposal.
- Proposal would not dominate a neighbouring properties outlook.
- Neighbouring properties should have been reconsulted.
- Call-in process was invalid.
- Lack of communication from the planning department.

## Relevant Planning History

None.

## Recommendation

Approve, subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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

2. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise or by a condition attached to this consent, in which case the condition shall take precedence:-

Location Plan

Proposed Site Plan

2023/01 06 Rev D Proposed Ground Floor Plan

2023/01 07 Rev D Proposed First Floor Plan

2023/01 08 Rev D Proposed Second Floor Plan

2023/01 09 Rev D Proposed Elevations

2023/01 10 Rev D Proposed 3D Model

2023/01 11 Rev D Parking Arrangements

To define the permission.

3. Notwithstanding any description/details of external materials in the application documents, the materials to be used in the construction of external wall(s) of the extension hereby permitted shall match the existing dwelling in regard to their size, texture and colour.

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

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. The site is within an area where development is not normally permitted outside certain existing towns and villages except for such purposes as agriculture and a limited range of other uses appropriate to a rural area except in special circumstances (Policy E2ii of The Plan for Stafford Borough).

Informative(s)

- 1 In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) (Order) 2015, 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.

**23/37147/HOU**  
**1 Windsor Road**  
**Queensville**  
**Stafford**

