

Application	15/21852/HOU	Case Officer:	Ed Handley
Date Registered	5 March 2015	Target Decision Date	30 April 2015
Address	Park View Sandon Bank Sandon ST18 9TB	Ward	Chartley
		Parish	Salt and Enson
Proposal	Demolition of existing conservatory and construction of side & rear extensions		
Applicant	Mr Bob Clarke		
Recommendation	Approve, subject to conditions		

REASON FOR REFERRAL TO COMMITTEE

This application has been referred to Committee as the property is currently owned by Councillor F Beatty (Ward Member for Chartley).

Context

Park View is a detached dwelling situated outside of the Sustainable Settlement Hierarchy as defined by Spatial Policy SP3 of The Plan for Stafford Borough.

This application is for a two-storey side and rear extension and involves the demolition of the existing conservatory.

Officer Assessment – Key Considerations

1. Character & Appearance

Policy C5 provides for extensions of over 70% of the original floor area of dwellings outside of the settlement hierarchy, subject to the design and appearance being proportionate to the type and character of the existing dwelling and the surrounding area.

It is considered that Park View originally had a floor area which measured 160.88m². It has since been extended by a total of 43.27m² (26.90%) over the original floor area.

This proposal seeks to extend the dwelling by an additional 245.05m², inclusive of the 16.29m² (conservatory) to be demolished, resulting in a cumulative increase of 152.32% over the original floor area.

In terms of the additional floor area the proposed increase would be significantly over the 70% threshold provided for under Policy C5.

Park View is set back from Sandon Bank by 39m and is orientated parallel to the highway. In this regard the proposal has been designed so that within public views only a subservient side extension would be visible. The majority of the massing would be absorbed into the side and rear elevations and although the increase in floor area to the property is significant the extensions are positioned and designed such as they would not obviously add to the bulk and mass of the existing house.

As such, it is considered that the proposal is proportionate to the existing dwelling and would not result in any harm to the character or appearance of the area.

The reduced height of the ridge of the side extension and its set back of 0.45m from the front elevation would ensure its subservient appearance, whilst the additional side-facing gables and matching materials would assist in the integration of the proposal with the main dwelling.

Policies and Guidance:-

National Planning Policy Framework – paragraphs 56, 57, 58, 59, 60, 61 & 64

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

2. Amenity

The proposal would result in two slight breaches of the Council's SAD guidance with the side (north) facing, secondary windows to the kitchen and bedroom 6 being only 5.5m from the boundary where guidance recommends 6.0m.

Furthermore, the kitchen window would have restricted outlook onto the garden wall and hedges forming the boundary whilst the bedroom window would look onto the front garden of the adjacent property Bryn, rather than private rear garden area of this property. As such this 0.5m breach is not considered to justify the refusal of this application.

There is a public footpath approximately 70m to the northeast of the site; it is unlikely that the proposal would be visible from this footpath given the orientation of the site and presence of mature planting on the boundary.

Policies and Guidance:-

The Plan for Stafford Borough – Policies N1 Design, Space About Dwellings (SAD)

3. Parking

The proposal would result in a five bedroom dwelling, parking provision for three vehicles is adequately provided for within the existing hardstanding and garaging.

The Highway Authority raise no objection.

Policies and Guidance:-

National Planning Policy Framework – paragraph 39

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

4. Trees

It is proposed to remove one tree, T8, a Goat Willow, which is considered to be of low arboricultural quality and structurally poor due to its multi-stemmed stature. The Tree Officer raises no objection to the proposal subject to conditions to ensure the protection of retained trees.

Policies and Guidance:-

National Planning Policy Framework – Section 11

The Plan for Stafford Borough – Policy N4 The Natural Environment and Green Infrastructure

5. Conclusion

Although the proposed extension would result in the dwelling being extended considerably over 70% above the original floor area, the proposal is considered to form a proportionate addition to the main dwelling given its design and orientation. It is not considered that there would be any adverse impact on the amenity of neighbouring residential properties.

Consultations

Highway Authority:
(Surgery): No objection.

Tree Officer: No objection. T8 (Goat Willow) is of low arboricultural quality and due to its multi-stemmed stature is structurally poor. No objection, subject to conditions to secure tree protection measures for retained trees.

Enson and Salt Parish Council:
No objection, on the premise that this building is not changed to any commercial use in the future.

Neighbours:
(4 consulted): No representations received.

Relevant Planning History

03/01301/FUL – Replacement Conservatory – Approved 12 November 2003
94/31341/FUL – Double garage attached to existing stables – Approved 1 November 1994
94/30482/FUL – Bathroom, first floor, utility room, ground floor extension – Approved 15 March 1994

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:-

175_GA-P-001
175_GA-P-002
175_GA-P-003
175_GA-P-004
175_GA-P-005
175_GA-P-006
175_GA-P-007 revision A
175_GA-P-008
175_GA-P-009

3. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 3998:2010 Tree Work.

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

4. All trees, shrubs, hedges and bushes which are to be retained in accordance with the approved plans and particulars shall be protected in accordance with the submitted Arboricultural Survey (Tree Heritage - Arboricultural Implications Assessment Ref THLR15/ 38). This shall include establishing a Root Protection Area (RPA) around each tree, shrub, hedgerow or bush, in accordance with the recommendations within the report. All RPAs must be enclosed by suitable fencing, as specified by BS 5837: 2012 or as agreed in writing with the local authority or, where specifically approved, protected using ground protection measures to the satisfaction of the local planning authority. No works or alterations to existing ground levels or surfaces shall be undertaken within the RPAs without the prior written approval of the local planning authority. No materials, equipment or vehicles are to enter or be stored within the RPAs. No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within the RPAs. No fires will be lit within 20 metres of the trunk of any

tree that is to be retained. All tree protection measures shall be agreed in writing with the local planning authority and their installation undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

The reasons for the Council's decision to grant permission for 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 existing trees and hedges. (Policy N4 of The Plan for Stafford Borough).
4. To safeguard existing trees and hedges. (Policy N4 of The Plan for Stafford Borough).

INFORMATIVE(S)

- 1 The Local Planning Authority consider the proposal to be a sustainable form of development and that it complies with the provisions of the National Planning Policy Framework.

15/21852/HOU
Park View
Sandon Bank, Sandon

