DELEGATED DECISION REPORT

SMD/2017/0614 **Valid 21/09/2017**	**FORMER CHAPEL STATION ROAD BIDDULPH**	**VARIATION OF CONDITION WITH REGARDS TO SMD/2014/0733 - CONDITION 3. UPVC WINDOW FRAMES TO BE USED INSTEAD OF METAL OR TIMBER** **(FULL - MINOR)**

MAIN ISSUES

- Design

DESCRIPTION OF SITE

The application site comprises the former Chapel, off Station Road, Biddulph. The Chapel is in a state of disrepair and constructed of a red brick building, similar in appearance to the neighbouring property to the north, Biddulph Methodist Church. The Methodist Church has a front elevation which is characterised by fenestration all finished in a white UPVC.

The application benefits from a previous consent to convert the building in to 7 No. apartments granted under SMD/2014/0733.

PROPOSAL

The application seeks consent to vary condition 3 of the decision notice issued under SMD/2014/0733. The condition states the following:

"The development hereby permitted shall not be commenced until samples/details of types and colours of all roof tiles; facing materials; hard surfaces and joinery details – windows & doors (metal or timber only) have been submitted to and approved in writing by the local authority. The development shall be carried out in accordance with the approved details."

Reason:- to ensure that the external appearance of the development is satisfactory.

As stated within the supporting statement submitted with the application, the applicant wishes to vary the condition to change the material of the windows to UPVC instead of metal or timber frames.

A specification of the proposed window frames has been submitted.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Saved Policies of the Staffordshire Moorlands Local Plan (1998); Staffordshire Moorlands Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Governments planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations

National Planning Policy Framework

Achieving Sustainable Development	Paragraphs 1-17
Requiring Good Design	Chapter 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2014/0733	Conversion of former Chapel to form 7No. Apartments with new vehicular access and car parking (Approved 30/03/15)

CONSULTATIONS

Publicity

Site Notice expiry date: 9th November 2017
Neighbour consultation period ends: 31st October 2017
Press Advert: N/A

Public Comments

No public comments received

Town / Parish Comments

Biddulph Town Council – No comments received to date

OFFICER COMMENTS

The site benefits from a previous planning consent to convert the existing building in to 7No. Apartments under SMD/2014/0733 and therefore the principle of development has long been established. In order to be supported, the proposed variation of condition to modify the material used in the construction of the window frames will need to accord with relevant national and local planning policies relating to Design.

Design

Policy SS1 of the adopted core strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

Chapter 7 of the NPPF highlights the importance of good design, that good design is indivisible from planning and should contribute positively to making places better for people.

On visiting the site, it was evident that the neighbouring building, the Biddulph Methodist Church which is now used as offices has used white UPVC in the front elevation. This use of white UPVC in the front elevation of the neighbouring building does not detract from the character and appearance of either the building or the street scene as a whole.

There is no reference within the Case Officers delegated report of the previous consent on the site to why the window frames would need to be finished in either metal or timber. The building is not listed, within a Conservation Area, or set within any other sensitive designation.

Reference is also made within the supporting information to a similar development further along Station Road which has also incorporated white UPVC into its front elevation.

Given the above, It is considered reasonable that the window frames to be incorporated into the former Chapel building could be finished in a white UPVC as it is consistent with the existing character of the streetscene. The proposed variation would therefore accord with policies SS1 and DC1 of the core strategy and relevant policies contained within Chapter 7 of the NPPF.

Overall, the proposed variation of condition 3 to remove the reference to metal or timber window frames and replace with white UPVC is considered to represent a sustainable form of development which accords with all relevant local plan and national policies.

OFFICER RECOMMENDATION: **Approve to Vary Condition**

Case Officer: James Stannard
Recommendation Date: 9th November 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council