DELEGATED DECISION REPORT

SMD/2019/0639 **Valid 25/10/2019**	**34 PRINCE GEORGE STREET CHEADLE**	**REPLACEMENT OF 10 NUMBER DECAYING TIMBER STORMPROOF CASEMENT WINDOWS & 1 PAIR OF TIMBER FRENCH DOORS WITH UPVC WINDOWS AND DOORS OF SIMILAR STYLE AND APPEARANCE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Design/visual impact.

DESCRIPTION OF SITE

The application site is a detached, split-level dwelling (2 storeys front, 3 storeys rear) known as 34 Prince George Street Cheadle. The dwelling is constructed from brick and tile and includes design features of corbelled eaves, stone cills and lintels. The dwelling is orientated to face toward the north-west and is set back from Prince George Street by an off-road parking area.

For the purposes of planning policy consideration the application site is located within the Cheadle Town Development Boundary and Cheadle Conservation Area. The dwelling is not Listed and there are no listed structures within the domestic curtilage.

PROPOSAL

The application is for the replacement of all window and door openings (except garage door) on the front and rear elevations. The replaced units equate to 10 windows and 1 pair of French doors. The application is required as the original approval for the dwelling (03/00236/FUL) removed permitted development rights and included a condition requiring the windows to be white painted timber or an alternative to be agreed. The windows in situ are timber framed, side-hung casements.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS5c	Cheadle Area Strategy
DC1	Design Considerations
DC2	The Historic Environment

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

Paragraph 48 of the newly adopted NPPF states that:

> "…decision-takers may also give weight to relevant policies in emerging plans according to:
>
> - the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
>
> - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
>
> - the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Local Plan process

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public is ongoing in order to determine whether the Local Plan is sound and legally compliant. Hearing sessions were conducted in October 2018 and the Inspector issued his initial post-hearing advice in January 2019 which set out some actions for the Council and a range of modifications that would be necessary to make the plan sound. The full schedule of modifications was agreed by the Council and the subject of public consultation between 18th September 2019 and 31st October 2019. The schedule consisted of modifications that the Inspector has deemed necessary to make the Local Plan sound. Following the consultation, the Inspector concluded that further hearing sessions were necessary to consider; proposals for safeguarded land at Gillow Heath in Biddulph, housing land supply, Local Green Spaces in Cheddleton (Ox Pasture), Biddulph (Dorset Drive and implications for the emerging neighbourhood plan) and Blythe Bridge. They will be held on 4th and 5th February. The Inspector will outline the timetable for next steps in the process at the close of the hearings.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is considered below:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the main modifications have been subject to consultation
- The extent to which there are unresolved objections to relevant policies this varies depending on the policy in question – the Inspector wishes to explore outstanding objections on a limited number of issues at the February hearing sessions further before drawing conclusions.

- The degree of consistency of the relevant policies in the emerging plan to this Framework – policies have been modified to address soundness issues identified by the Inspector to date. It is the Council's view that the policies (as modified) are consistent with national policy. The Inspector has yet to draw final conclusions, particularly on the matters subject to further hearing sessions.

Given the above, the majority of policies (as modified) can be given substantial weight. However, policies that are subject to the February hearing sessions can only be given moderate weight as they are subject to outstanding objections and scrutiny.

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS7	Cheadle Area Strategy
DC1	Design Considerations
DC2	The Historic Environment

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide.

National Planning Policy Framework

Including sections;

2:	Achieving sustainable development
6:	Building a strong, competitive economy
12:	Achieving well-designed places
16:	Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

03/00236/FUL Erection of 2 detached dwellings. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 17/12/2019
Neighbour consultation period ends: 20/11/2019.
Press Advert (Cheadle and Tean Times) expired 11/12/2019.

Public Comments: No representations received.

Cheadle Town Council: No representations received.

Conservation Officer: Initially confirmed that there were no objections in principle to the replacement of the windows but requested more information.. NB – applicant has submitted

details and samples of the window frames, Conservation officer has verbally confirmed that the details are acceptable.

Severn Trent Water: No representations received.

OFFICER COMMENTS

There are no objections in principle to the replacement of the windows and no new openings are to be formed, therefore the main consideration is whether the chosen style/design of the proposed new windows are suitable for the host dwelling and Conservation Area in which it is sited.

The application was submitted with 'As Existing' and 'As Proposed' elevations which clearly show no additional openings and for the intention of all windows to have side-hung openings. There was no further detail about the actual type of window/door that the applicant wanted to use. Following on from discussions with the Conservation officer it was concluded that a upvc frame could be used depending on securing a suitably designed frame. Discussions with the applicant have resulted in agreeing a frame from the Residence 7 S range. This is essentially a plastic frame with a woodgrain finish. The applicant is proposing a white woodgrain effect which is acceptable and will not have the sheen of a smooth plastic window frame. The Residence 7S includes flush finished welded joints, historical Georgian bars and the option to include Dummy casements (the revised 'As Proposed' plans identify these). Officer's consider that the Residence 7S choice is a good one, having the appearance of a timber frame whilst providing all the benefits of a sealed window suitable for modern day living. The dwelling is not Listed therefore the use of plastic frames is not considered problematic.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that the application is approved subject to conditions to secure compliance with the plans and use of the Residence 7S frame.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Jackson
Recommendation Date: 28/01/2020.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council