

DELEGATED DECISION REPORT

SMD/2023/0174
Valid 05/04/2023

THE HOMESTEAD JOHN
STREET
BIDDULPH

VARIATION OF CONDITIONS
3, 4, 8 & 12 OF PLANNING
PERMISSION SMD/2019/0564

**(FULL PLANNING - SMALL-
SCALE MAJOR APPS)**

MAIN ISSUES

- Use of facing, roofing and surface materials and impact on character and appearance
- Changes to finish floor levels and impact on character and appearance and the amenity of neighbours
- Sustainable drainage techniques

DESCRIPTION OF SITE

The 0.26ha previously developed site supports a large dwelling house within a generous plot fronting John Street (west) with a defined lawn to the rear. It has previously been stated that the property contains a separate self-contained apartment. To the rear and in close proximity to the property lies a range of traditional outbuildings. The site sits above the level of John Street and is well defined by hedging above stone walls. Beyond John Street and opposite is King Street. To the south of King Street, John Street is residential in nature defined by traditional terraced properties. The Doctors Close access forms the north 'side' boundary forms part of a cul-de-sac of four more modern properties. To the south, the site is defined by Gunn Street, where current access is gained. To the east 'rear' of the site is Kingsfield First School which fronts Gunn Street. The post office depot is also in close proximity.

The property is located adjacent to, but outside of the Adopted Biddulph Area Action Plan Boundary. It is located on the periphery of the town centre and the nature of the area can be described as mixed use. The proposal falls within the Biddulph Town Development Boundary and also the British Coal Consultation Area.

PROPOSAL

Planning permission has already been granted (SMD/2019/0564) for the partial demolition of existing building and retention and conversion of the main building into 4no. flats and the construction of 6no. new build dwellings within the site.

This application proposal seeks a varied permission to that principal permission, so that the development can be carried out in accordance with revised plans that include the introduction of feature render sections to the elevations of the new build plots 5-10; a reduction in the finished floor levels at plots 7-9 to provide for the installation of a guidance compliance drainage scheme; a plan showing a drainage scheme; and

surfacing materials for the road and parking areas that would be porous and free draining.

Originally part of this application proposal, an interim revised plan proposed changing the roof of the retained building from clay tiles to concrete to match those of the new dwellings. However, the spirit of the scheme as approved was to retain the existing building as a quality element of older architecture within the town, it was supposed to retain some distinction from the remainder of the development and present more quality detailing and material. This proposed revision was therefore omitted from the proposal.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS6 Biddulph Area Strategy
H1 Provision of housing
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0564 partial demolition of existing building and retention and conversion of the main building into 4no. flats and the construction of 6no. new build dwellings within the site. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 10th May 2023
Neighbour consultation period ends: 10th May 2023
Press Advert: 25th May 2023

Public Comments

None

Town / Parish Comments

No objection, request that planning officer reviews application details

Environmental Health

No Objection. Refer to conditions previously attached.

Staffordshire Police

No objection

Staffordshire County Council Highways

No Objections. Refer to conditions previously attached.

Staffs Wildlife Trust

No objection. Suggest that water butts be added to each dwelling as part of the drainage plan.

OFFICER COMMENTSElevational Changes

Revised plans include decorative sections of render introduced to the first floor gables of the new build dwelling on plots 5-10. The render panel sections would break up the brick and introduce architectural detail and interest. The render detailing would reflect the use of first floor render sections at the Homestead and commonly on dwellings within the locality. The introduction of the detailing would reflect the character and appearance of the area and the age and style of the surrounding dwellings. There would be no harm to the character and appearance of the area or conflict with policy DC1 of the Local Plan.

Finished Floor Levels

The revised site plan includes different finished floor levels for plots 7-9. A reduction of 0.3m (plot 9) and 0.325m (Plots 7&8). This reduction is to provide for the drainage scheme that is detailed in a new plan submitted with the application. This amounts to a minor reduction in the finished floor levels for three of the plots. Overall this height change would be imperceptible in terms of its impact on the character and appearance of the area or the amenity of the neighbours.

Surfacing of road and parking areas

The submitted plans confirm the parking areas/driveways to be standard permeable block paving as per the original/already permitted scheme. The revisions propose a change to the road surface from tarmacadam to permeable block paving as part of the surface water drainage scheme. That change in surface material would not adversely affect the quality of the design or the way it relates to character and appearance of the area.

Drainage Scheme

The principal permission does not require the submission and approval of a drainage scheme, but rather requires the development to be carried out with the incorporation of a surface water drainage scheme that is based on (i) an investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water; and (ii) An appropriately restricted rate of discharge of surface water (if the investigations discount the possibility of infiltration). It is also required that the scheme accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). It is essentially the developer's responsibility to ensure that they are complying with the terms of that condition.

With this application a drainage scheme has been submitted in plan form produced by Keytech Development Design Ltd an Infrastructure, Civil and Structural engineering design consultancy. The application states that the drainage proposals comply with current national planning guidance. The road has had to be revised to a permeable solution to meet current guidance. Some of the FFL's have had to be amended slightly

to make the scheme work. The scheme includes the provision of a surface water attenuation facility, private cellular attenuation tank, to store surface water from all storm events up to and including the 1 in 100 year return period with an allowance of 40% for climate change.

Staffordshire Wildlife Trust suggest that, as part of the drainage scheme, water butts should be installed at each of the dwellings. The original permission does not require this and therefore to add this now to a varied permission would be onerous. The suggestion can be added as an informative note.

Ecology

The condition on the principal planning permission, requiring the applicant to obtain a bat license from Natural England, has been complied with and discharged (DOC/2020/0085). The applicant has provided evidence and reference for a license having been issued. The condition (no 2) can therefore be varied to require the development to be carried out in accordance with, and observation of, the terms of the license.

Highway Safety

The Highway officer did not raise any objection to the original proposal in highway safety terms and suggested conditions. No conflict with Policy T1 and relevant policies of the NPPF. No new highway issues would be raised with this proposal, the authority reassert the requirement of conditions previously attached.

CONCLUSION / PLANNING BALANCE

The revised plans do not raise any new harms or issues in terms of the developments impacts on character and appearance.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 06/07/2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council