



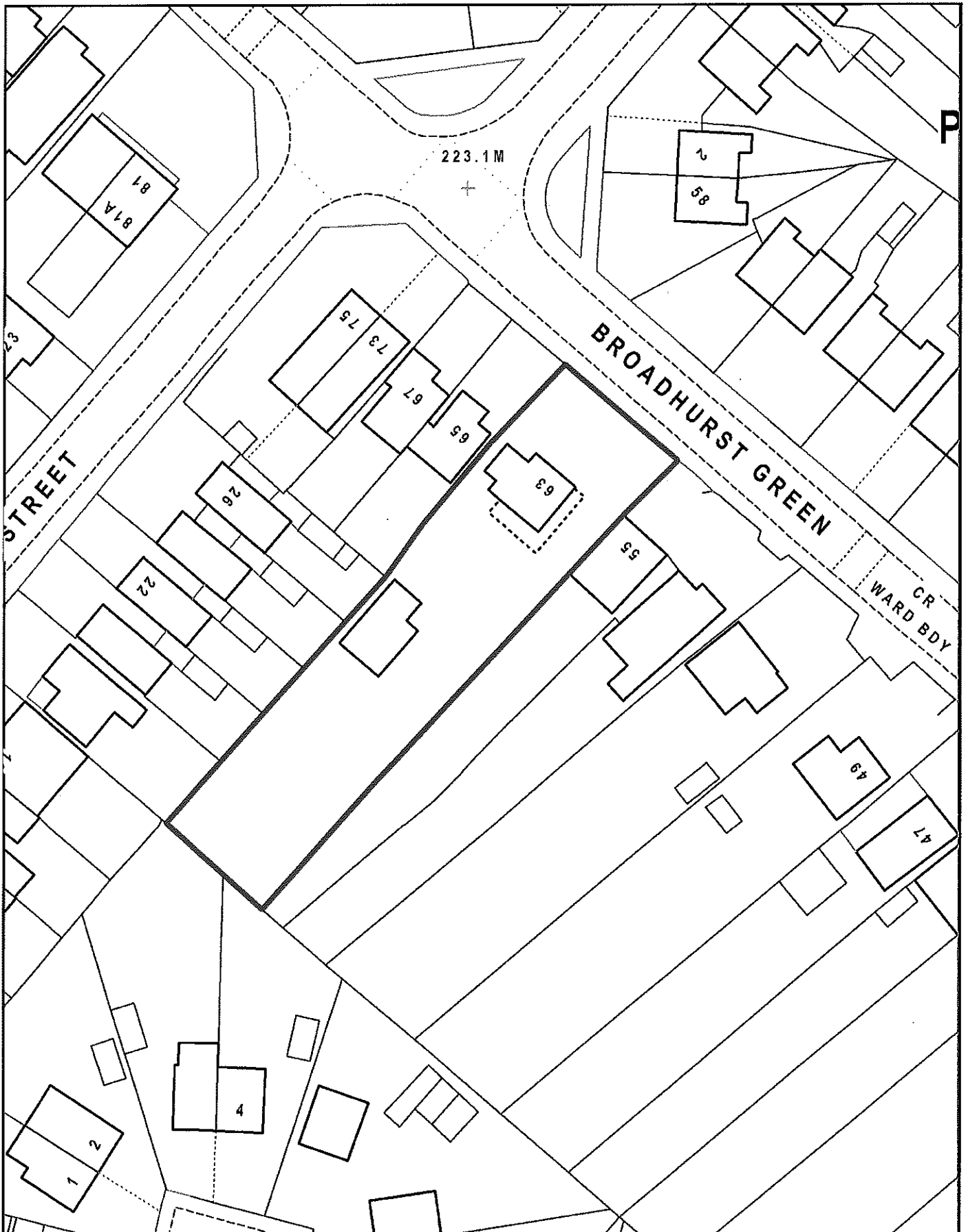
CH/14/0363

63, Broadhurst Green, Cannock

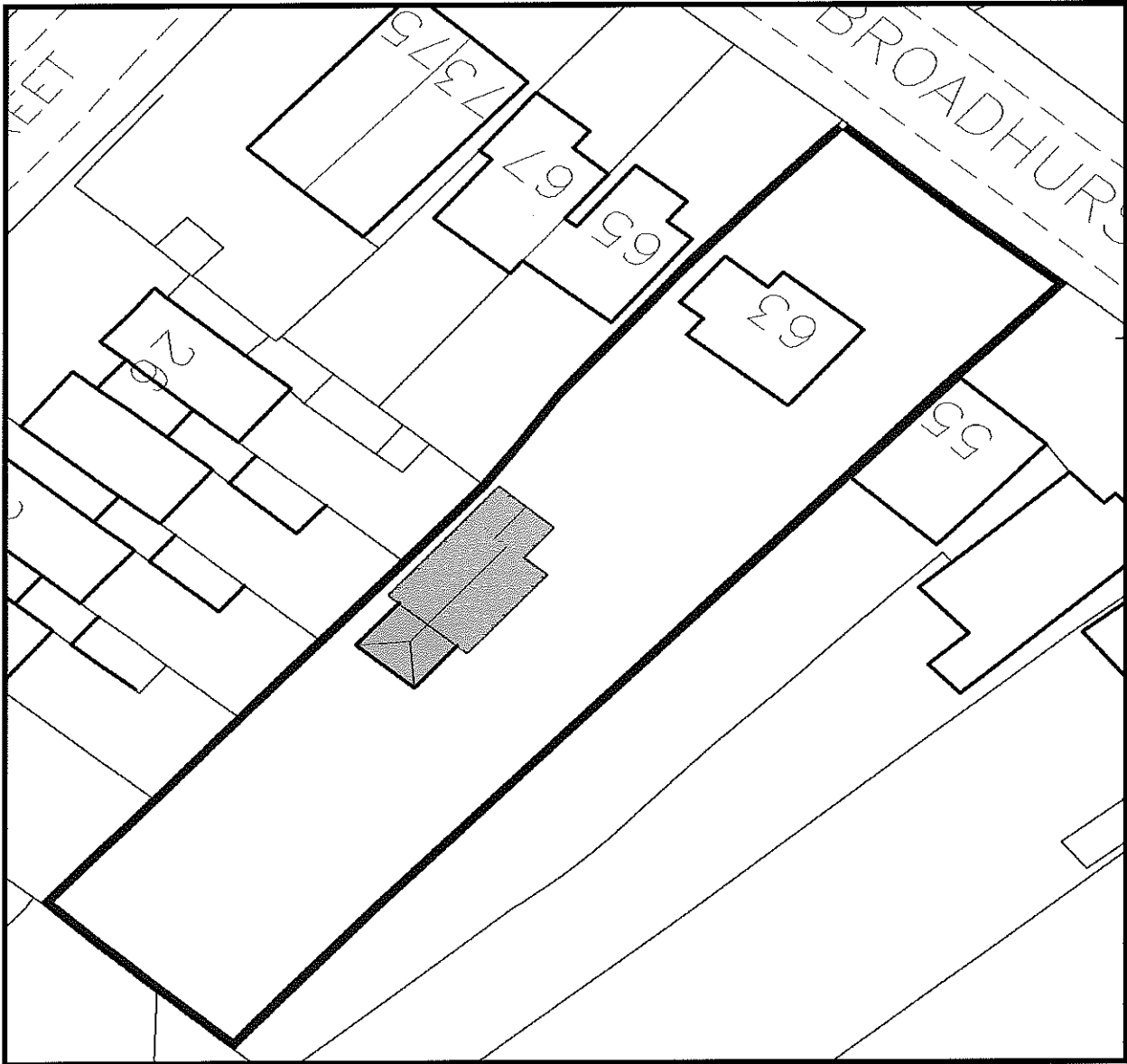
Construction of conservatory to existing outbuilding and conversion to living accommodation to be used as a granny annex.

2 neighbour objections.

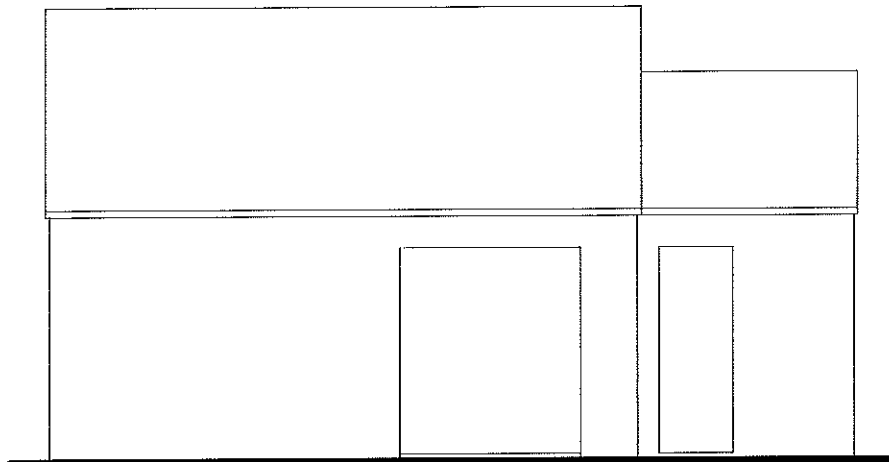
ITEM NO. 6.1



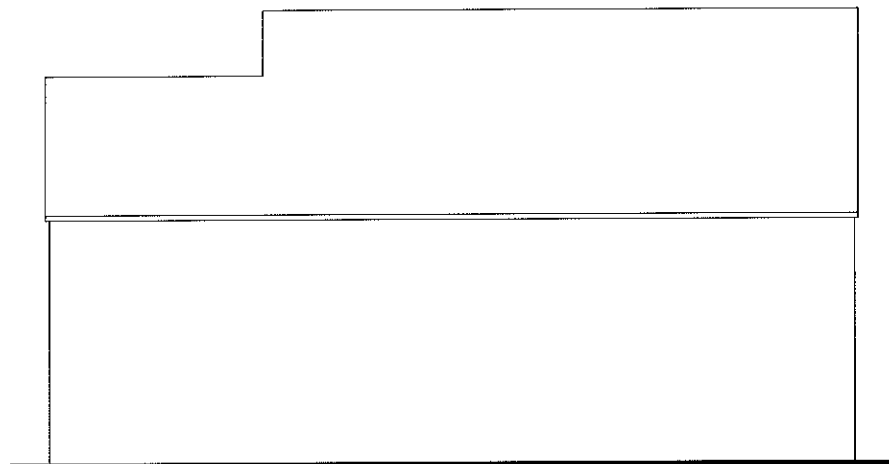
Proposed Site Plan



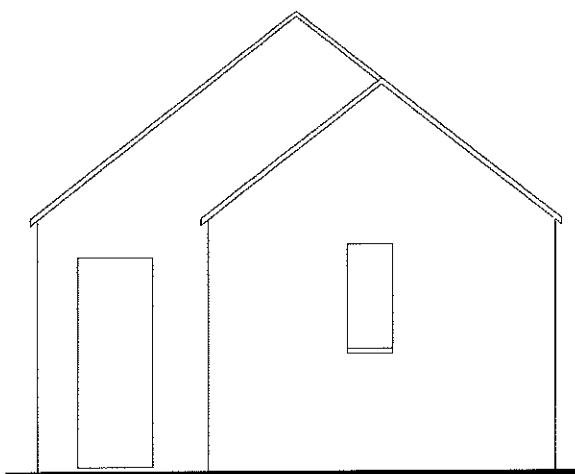
Existing Elevations



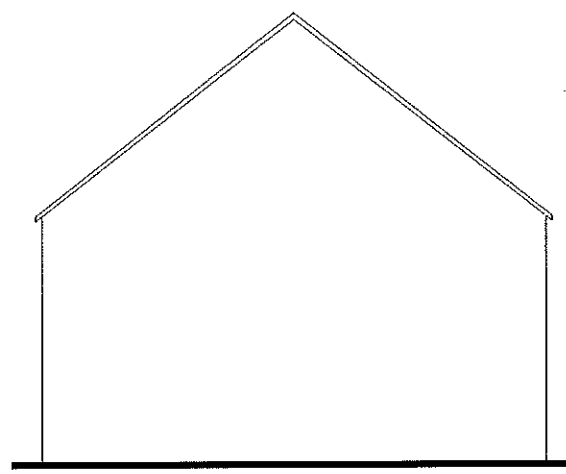
EXISTING FRONT ELEVATION 1:100



EXISTING REAR ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100

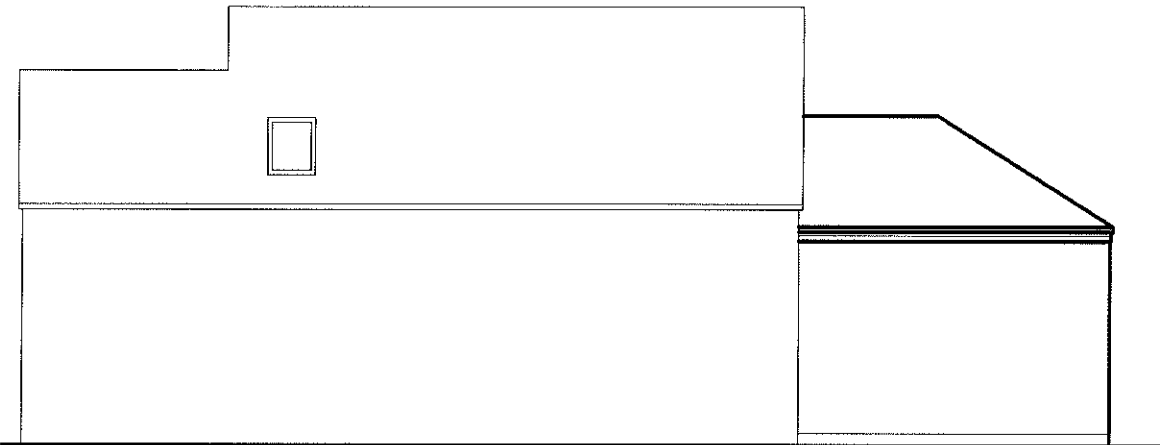
Proposed Elevations



CONSERVATORY
Facing b/wk to LA approval
Polycarbonate translucent
roof

PROPOSED FRONT ELEVATION 1:100

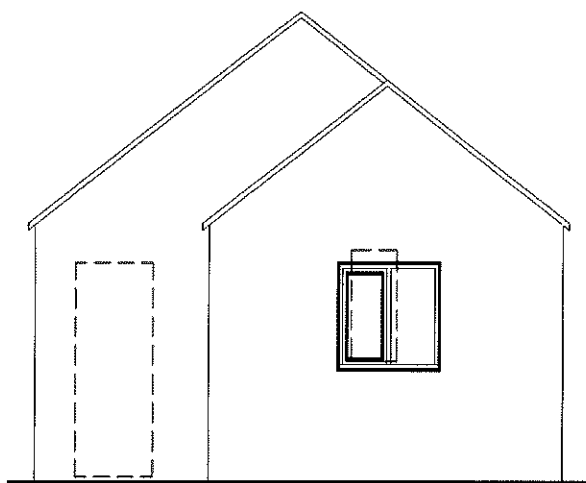
White upvc external windows
and doors thro'out



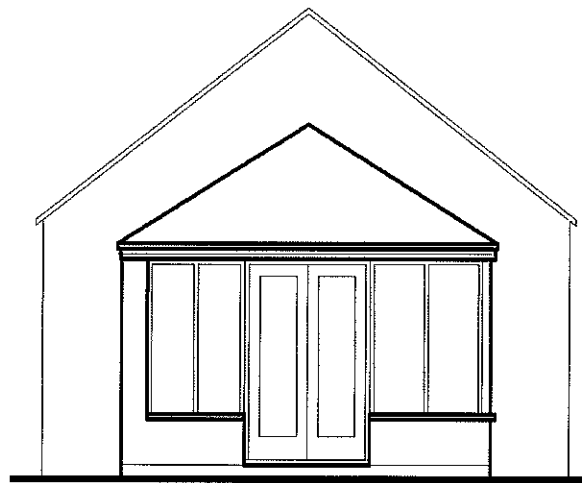
Existing painted b/wk walls
+ roof tiles to pitched
roof to be retained

PROPOSED REAR ELEVATION 1:100

Facing b/wk wall to
conservatory facing
Fisher St

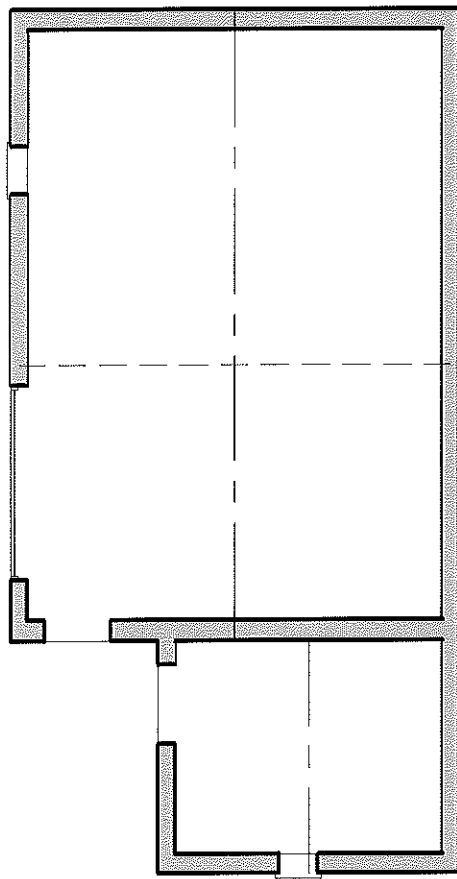


PROPOSED SIDE ELEVATION 1:100

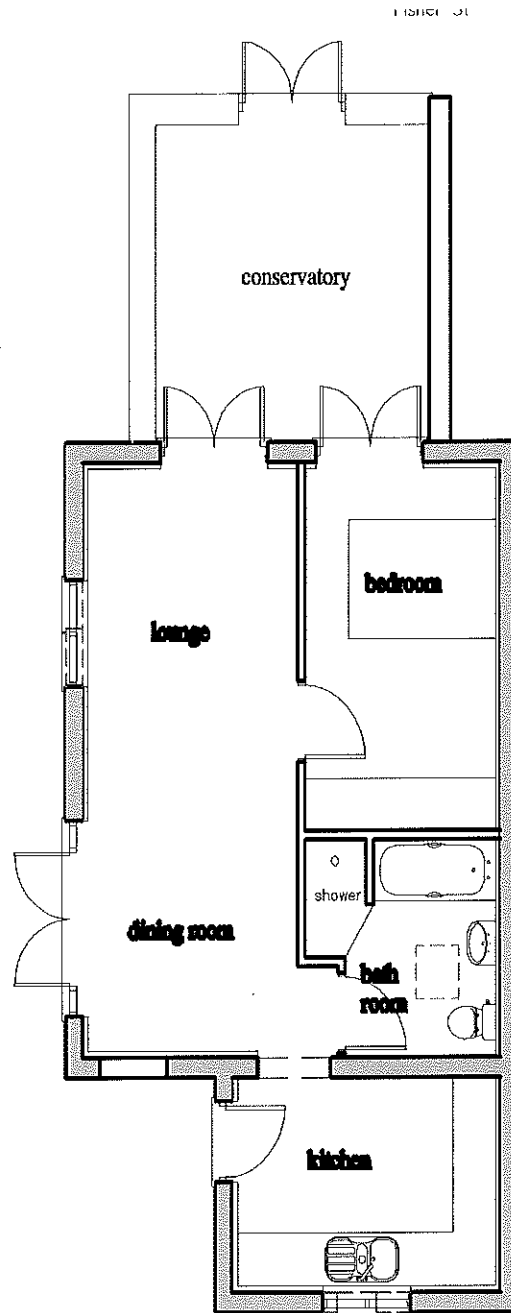


PROPOSED SIDE ELEVATION 1:100

Floor Plans



Existing



Proposed

Application No: CH/14/0363
Received: 30-Sep-2014

Location: 63, Broadhurst Green, Cannock
Parish: Hednesford
Ward: Hednesford Green Heath Ward
Description: Construction of conservatory to existing outbuilding and conversion to living accommodation to be used as a granny annex.

Application Type: Full Planning Application

RECOMMENDATION Approve Subject to Conditions

Reason for Grant of Permission

In accordance with paragraphs (186-187) of the National Planning Policy Framework the Local Planning Authority has worked with the applicant in a positive and proactive manner to approve the proposed development, which accords with the Local Plan and/ or the National Planning Policy Framework.

1. B2 Standard Time Limit
2. H17 Single Family Dwelling
3. I2 Exclusion of Extensions
4. I4 Obscured Glazing
5. Approved Plans

EXTERNAL CONSULTATIONS

Hednesford Town Council – No objection

Staffordshire County Council Highways No objection

INTERNAL CONSULTATIONS

Environmental Protection No comment.

RESPONSE TO PUBLICITY

Adjacent occupiers notified. 2 responses received.

One neighbour has no objection in principle but objects to the bathroom window facing there property because of loss of privacy and light pollution.

The other neighbour objects on the grounds of:

Loss of privacy caused by the conservatory;

Noise. - The creation of residential property will result in noise and will cause disturbance;

Wildlife.- Mature hedge row is home to variety of birds and mammals. Proposal would drive them away.

1. SITE AND SURROUNDINGS

- 1.1. The application site comprises a detached dwelling situated on Broadhurst Green, Cannock.
- 1.2. The dwelling is in a row of similar properties with very large rear gardens. The gardens of some of the residential properties along Fisher Street adjoin the property boundary to the north west.
- 1.3. In the rear garden of the property is a brick outbuilding of significant age and this is the building that is proposed to be converted and extended. It is within 2m of the rear gardens of Nos. 24 and 26 Fisher Street. It is 35m from the highway (Broadhurst Green) and is barely visible from the road.
- 1.4. The boundary between the two neighbours directly adjacent to the building to be converted consists of a fence approximately 1.8m high and a mature hedge. To the rear is a similar boundary treatment and the boundary. To the south east is the boundary with No 55 Broadhurst Green which is a hedge made up of mature conifers.
- 1.5. The existing house has a large front garden, which is given over to hard standing providing a substantial parking area which can accommodate in excess of 6 vehicles.

2. PROPOSAL

- 2.1. The proposal is for the conversion of existing outbuilding together with conservatory extension to create granny annex (ancillary accommodation), to the host dwelling. The existing building has brick walls with a tiled roof. The maximum dimensions of the outbuilding are 6.2m in width, 9.9m in length with a ridged roof to a height of 4.6m. A conservatory is proposed to its south west (rear) elevation. The maximum dimensions of the conservatory will be 4.3m in width, 3.8m in length with a ridged roof to a height of 3.4m
- 2.2. The ancillary accommodation will comprise kitchen, bathroom, bedroom and a lounge / diner as well as the conservatory. It is designed to be capable of independent occupation but would be ancillary to the host dwelling.

3. PLANNING POLICY

- 3.1. Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.
- 3.2. The Development Plan currently comprises the Cannock Chase Local Plan (2014)
- 3.3. Other material considerations relevant to assessing current planning applications include the National Planning Policy Framework (NPPF) and Supplementary Planning Guidance/Documents.

Cannock Chase Local Plan (2014)

- 3.4. CP1 - Strategy – the Strategic Approach
The overall strategy is to direct housing and employment development to urban areas in proportion to population sizes at the start of the plan period and protect the Cannock Chase AONB and other green infrastructure. The national presumption in favour of sustainable development is restated. .
- 3.5. CP3 - Chase Shaping – Design
High quality design will be a requirement of all development. Particular facets of good design will include response to climate change challenges, providing access for all and designing out crime..

National Planning Policy Framework

- 3.6. The NPPF sets out the Government’s position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social and environmental terms, and it emphasises a “presumption in favour of sustainable development”.
- 3.7. All the **core planning principles** have been reviewed and those relevant in this case are that planning should:-

3 - always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- 3.8. **Key provisions** of the NPPF relevant in this case:

- 3.9. The NPPF confirms that a plan-led approach to the planning system and those decisions must be made in accordance with the Development Plan. In particular the following NPPF references are considered to be appropriate.
- 3.10. 7. Requiring good design
- 3.11. Paragraph 56 attaches great importance to the design of the built environment and states good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 3.12. Paragraph 57 states it is important to plan positively for the achievement of high quality and inclusive design.
- 3.13. Paragraph 58 states planning policies and decision should aim to ensure that development meet criteria including:-
- Function well and add to the overall quality of the area
 - Establish a strong sense of place
 - Respond to local character and history and reflect the identity of local surroundings and materials
 - Are visually attractive as a result of good architecture and appropriate landscaping
- 3.14. Paragraph 61 considers planning decisions should address connections between people and places and the integration of new development into the natural, built and historic environment.
- 3.15. Paragraph 64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Residential Extension Design Guide

- 3.16. This document sets out the distances that residential properties and the extensions of residential properties are expected to be away from each other.

Parking Standards, Travel Plans & Developer Contributions for Sustainable Transport (SPD)

- 3.17. This document sets out the maximum number of parking spaces required for new development. Specifically it requires new dwelling with more than 3 bedrooms should provide 3 off-street parking spaces this is easily done.

4. DETERMINING ISSUES

- 4.1. The determining issues for the application are the principle of the proposal, design of the proposal, its impact upon neighbouring dwellings and the parking provision.
- 4.2. In principle, the conversion and extension of an existing building within a residential curtilage for residential use is acceptable, subject to the following considerations.
- 4.3. Design The outbuilding is an existing building and design is typical of such a building and its size is subordinate to the host dwelling. The conservatory ties in an acceptable way to the existing outbuilding.
- 4.4. The modifications to the building with the creation and closing of openings in the walls are also seen as acceptable.
- 4.5. Overall the design is considered to tie in with the original dwelling and as such is acceptable and in accordance with the Local Plan Policy CP3
- 4.6. Impact upon neighbouring dwellings The proposed scheme has been amended since its first submission. The side of the conservatory facing Fisher Drive has been made solid. The only window that faces the neighbours is now the bathroom window. There would be potential for some overlooking of the neighbours from that window so it is intended to include a condition to restrict the window to be none opening and obscured glazed and remove PD rights for the creation of other windows in this elevation.
- 4.7. The conservatory is proposed to be constructed some 14m from the nearest principle window of adjacent dwellings and so will comply with residential extensions design guide. The mass of the conservatory will not cause overbearing on to the neighbouring properties.
- 4.8. The outbuilding can be used for purposes incidental to the enjoyment of the dwelling, which would include uses such as hobby workshop, games room, gym etc. Given that the proposal is for ancillary residential use in association with the host dwelling and limited size of accommodation being provided and distance from neighbours dwelling, it is considered that on balance the proposal will not result in any material loss to residential amenity of neighbours.
- 4.9. The bathroom window is small and would face the garden given that the room would be used intermittently. The lighting of this room would have no material impact on the amenity of neighbours.
- 4.10. Parking Provision The property currently has capacity for more than six cars to be parked off-street. This provision will be sufficient for the additional proposed bedroom and is in accordance with the Parking Standards SPD.

- 4.11. Other issues. The concerns over the hedge are noted. However the hedge could be removed without consent and thus refusal on grounds of loss of wildlife habitat cannot be sustained.
- 4.12. The proposed extension incorporates a self-contained unit that would be capable of being functionally separated from the host dwelling. If the self contained unit were to be separated from the dwelling there would be insufficient level of privacy between the new dwelling and the existing to be occupied by anyone other than a family member, as such a condition has been attached requiring the occupier of the extension to be related to the occupiers of the host dwelling.

5. HUMAN RIGHTS ACT

- 5.1. The proposals set out in this report are considered to be compatible with the Human Rights Act 1998. The recommendation to approve the application accords with the adopted policies in the Development Plan which aims to secure the proper planning of the area in the public interest.

6. CONCLUSION

- 6.1. The proposal is of good design quality being of an appropriate size and scale for its location. The proposed development will not have an adverse affect on the neighbouring properties complying with the Council's daylight and privacy standards. The proposed development as such, is acceptable and accords with Local Plan Policy CP3, The Residential Extensions Design Guide and the requirements of the NPPF.