



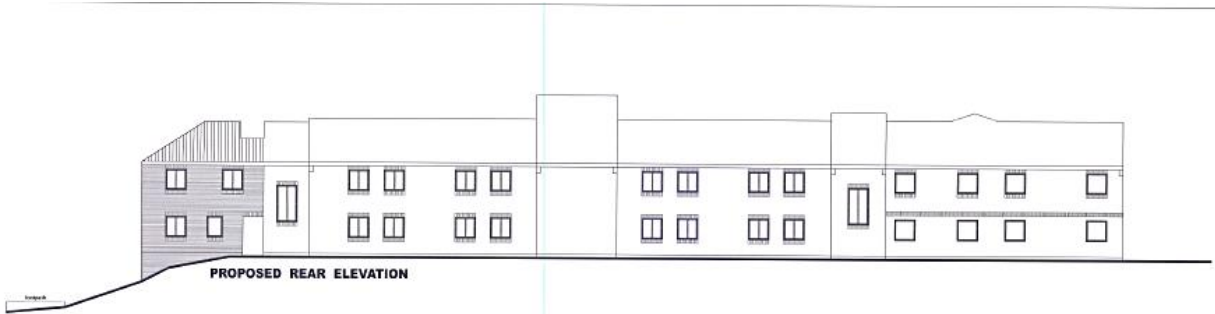
CH/16/444  
Land off Coulthwaite Way, (Former Ravenhill Residential Home), Brereton,  
Cannock  
Residential Development:- Extension to existing building to form 2 No. new  
dwellings  
No objections received



# Location Plan



# Proposed Elevations



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

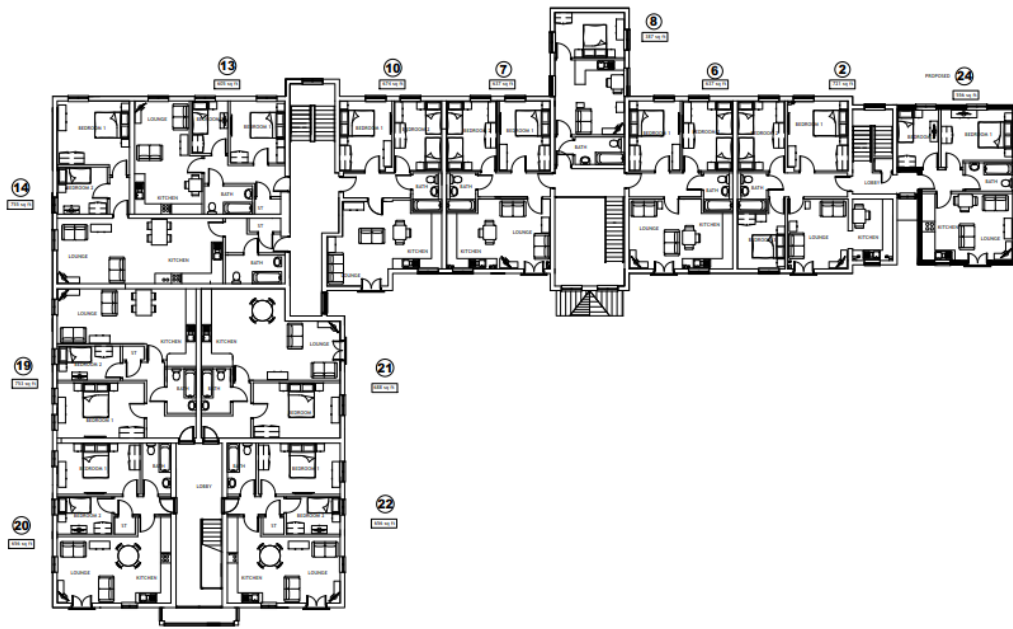


PROPOSED SECTIONAL FRONT ELEVATION

AMENDED PLANS  
APPLICATION REF: CH/16/444  
DATE: 22.2.17

|   |  |
|---|--|
|  | Planning Centre Ltd<br>100-1000-1000<br>100-1000-1000<br>100-1000-1000 |
| Project: Residential Development<br>at 100-1000-1000, MEDFORD,<br>CANADA.             |  |
| DRAWING: ELEVATIONS   |  |
| Scale: 1:100 (A1)   |  |
| Date: May 2013  |  |
| DRAWING No.: PL-EX/15 C   |  |

# Proposed First Floor Plan



FIRST FLOOR

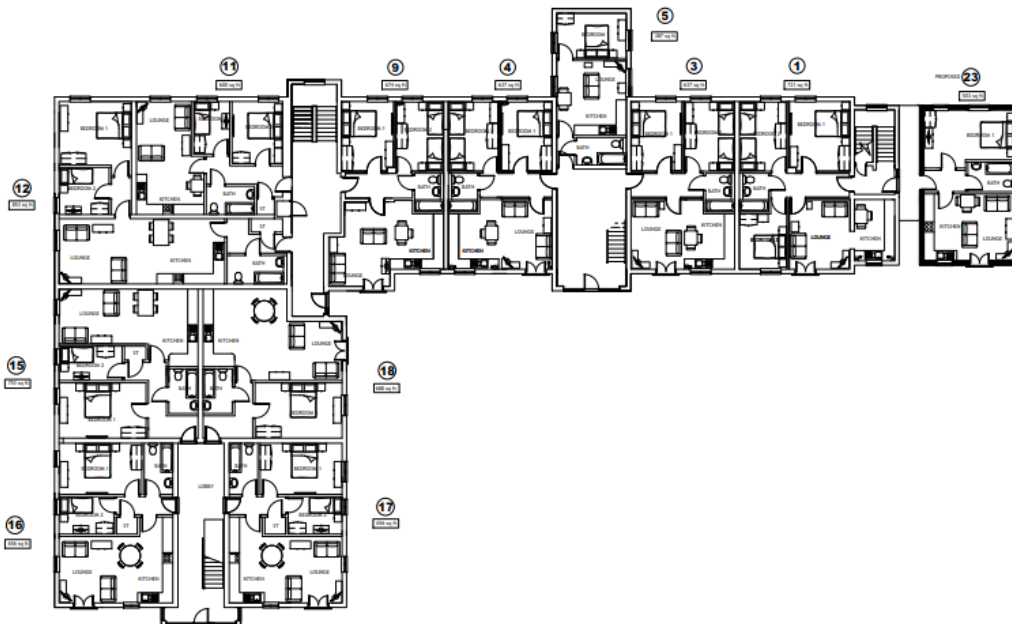


Planning & Design, Inc.  
1000 Highway 101, Suite 100  
Westborough, MA 01581  
Tel: 508-853-8800  
www.p2cplanning.com

Professional Technical Development  
at COASTMOUNTS WAY, WESTBOSTON,  
MASSACHUSETTS

PLANNING DRAWING - Building  
DRAWING: FIRST FLOOR PLAN  
Scale: 1/32" = 1'-0"  
Date: May 2017  
DRAWING No.: PL-BB-700-B

# Proposed Ground Floor Plan



GROUND FLOOR

  
PLANNING & DESIGN, INC.  
1000 W. 10th Street, Suite 100  
Tulsa, Oklahoma 74103  
Tel: 918.438.2222  
Fax: 918.438.2223

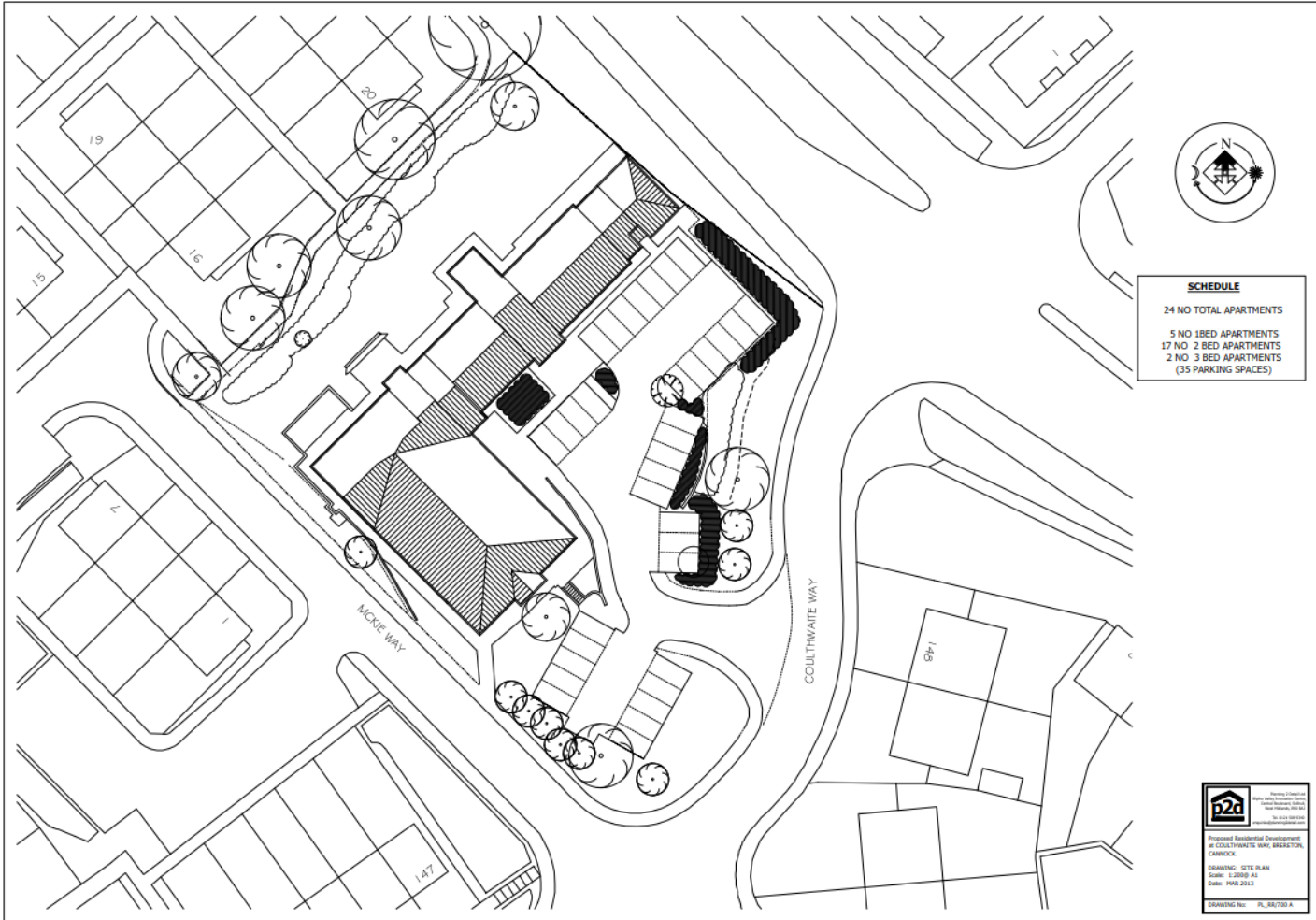
PROPOSED Residential Development  
at COLLETTA'S WAY, WESTON,  
OKLAHOMA

PLANNING DRAWING - Building

DRAWING: GROUND-FLOOR PLAN  
Scale: 1/8" = 1'-0"  
Date: MAY 2012

DRAWING BY: PL 20120102

# Proposed Site Plan



| SCHEDULE               |
|------------------------|
| 24 NO TOTAL APARTMENTS |
| 5 NO 1BED APARTMENTS   |
| 17 NO 2 BED APARTMENTS |
| 2 NO 3 BED APARTMENTS  |
| (35 PARKING SPACES)    |

Proposed Residential Development  
at COULTHWATE WAY, BOSTON,  
MASSACHUSETTS.  
DRAWING: SITE PLAN  
SCALE: 1/8"=1'-0"  
DATE: 10/16/2012  
DRAWING NO: PL\_62700-A

**Application No: CH/16/444**

**Received: 17 January 2016**

**Location: Land off Coulthwaite Way, (Former Ravenhill Residential Home), Brereton, Cannock**

**Parish: Brereton and Ravenhill**

**Ward: Brereton and Ravenhill Ward**

**Description: Residential Development: - Extension to existing building to form 2 No. new dwellings**

**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. Standard Time Limit.
2. Matching Materials
3. Access, parking and turning areas to be provided
4. Provision of swift boxes
5. Approved Plans Schedule.

**Reason for Committee Decision:**

The parish council has objected and the recommendation is to approve.

**EXTERNAL CONSULTATIONS**

**Staffordshire County Council Highways:** -

No objections subject to conditions.

**Brereton and Ravenhill Parish Council:** -

The parish council object to this application as the side elevation that would front onto Brereton Road is particularly unattractive and out of keeping with the area and the rest of the development. This elevation is also in an elevated position and thus highly prominent from the highway.

**Staffordshire Police:** -

Refers to Section 17 of the Crime and Disorder Act 1998 and the duty it places on local authorities to do that they can to prevent crime and disorder, paragraphs 58 and 69 of the NPPF and the Human Rights Protocol 1 and PINS 953 and makes recommendations in respect of Secured by Design Accreditation.

The response highlights that the flats would be accessed via a narrow covered alleyway and makes recommendation in respect of the doors and in respect of shrub heights.

**Severn Trent:** -

No comments received.

INTERNAL COMMENTS

Development Plans: -

No comments received.

Environmental Health: -

No objections or comments to make.

Strategic Housing: -

No comments received.

Trees and Landscape: -

The revised plans indicate the adjusted red line application boundary that appears to correspond to Land Registry boundaries.

Drawing 700-A titled Site Plan, would appear to be the proposed site plan however this is not clearly indicated. There is no drawing to indicating the exiting site layout unless this is supposed to be the previous submitted 'Finished plan' This plan does appear to indicated some relevant exiting features especially the retaining wall and hedging. Needs clarification!

Given that the existing retaining wall is approx. 9.0m from the back of the highway footpath on Main Road (Dwg 604) and the end of the proposed building is just under 5.0m (Dwg 700-A) than how is this to be supported? The section drawings indicates two different profiles, one level and one banked but the latter appear to indicate the profile within an 8.0m length to the rear of the highway footpath. No retaining wall is included. This implies building up the embankment on third party land. Additionally no existing or propose levels are indicated that potentially may help to clarify the situation.

Given the inconsistent drawings there are is no clear identification of vegetation to be retained, removed or replaced which makes application of any relevant conditions impossible.

Clearly extending the end gable of the building towards the road will increase the visual impact however the scale of this impact will greatly depend on the details around supporting this two storey extension passed the exiting retaining wall.

Building on a raised level right up to the boundary line also limits the potential for any planting to soften the impact.

Objection to the proposals for the following reasons: -

- o Lack of appropriate information to be able to determine the application.
- o Conflicting and inaccurate plans that would not be enforceable.
- o Resultant increased visual dominance of the proposed building especially gable end.
- o Potential requirement for earthworks on 3rd party land to construct the proposal.
- o Lack of any mitigation proposals.



Neighbour/ Third Party Comments

The application was advertised by site notice resulting in no letters of representation being received.

PLANNING HISTORY

CH/12/0433: - Conversion from care home to 22 flats, incorporating a two storey front extension. Granted.

1. SITE AND SURROUNDINGS

1.1 The application site is a former care home which has, at least been converted and extended to form 22 flats. The building is two storey in design and constructed from red facing brickwork under a grey concrete tile roof with car parking to front accessed from Coulthwaite Way.

1.2 The site occupies a raised prominent position at the junction of Coulthwaite Way with Brereton Road. At this particular junction the land slopes upwards away from the road such that the highway verge is comprised of an embankment which in part has been planted with trees which screen the site especially when viewed from the east. Nevertheless there is a break in the trees such that the side gabled elevation of the north eastern elevation is clearly visible from the Brereton Road.

1.3 Brereton Road in the environs of the application site varies markedly in terms of its urban grain and how buildings interact with the highway. At the point of the junction the embankment creates a feeling of openness and space with a backdrop of softer landscaping. However further east along Brereton Road the streetscene is comprised of a mix of mid to late twentieth century houses which front onto Brereton Road. In contrast further to the west there are two rows of late nineteenth/ early twentieth century semi-detached houses which front onto Springhill Terrace with the end properties presenting gables towards Brereton Road.

1.4 The site is located within a predominantly residential area that is unallocated and undesignated in the Cannock Chase Local Plan.

2. PROPOSAL

2.1 The application seeks planning permission for the extension of the existing building to form 2 No additional dwellings. The planes of the elevations and roof slope of the extension would follow those of the existing building. The end elevation that would face the highway contains six windows which would help to break up the mass of this elevation.

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.
- 3.4 Cannock Chase Local Plan (2014)
- 3.5 CP1 - Strategy – the Strategic Approach  
The overall strategy is to direct housing 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. Planning applications that accord with the policies in the Local Plan should be approved without delay unless material considerations indicate otherwise.
- 3.6 CP3 - Chase Shaping – Design  
High quality design will be a requirement of all development. This policy states that all new development should be well-related within the development and to existing buildings and their surroundings. Development should also successfully integrate with existing trees and landscape features and protect the amenity enjoyed by existing properties.
- 3.7 National Planning Policy Framework
- 3.8 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”.
- 3.9 The NPPF confirms that a plan-led approach to the planning system and decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise. 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 decisions should aim to ensure that development meets specified criteria, including that it should:-
- 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 60 states that planning policies and decisions should not attempt to impose architectural or other tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness.
- 3.15 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.
- 3.16 Paragraph 64 states that 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.

#### Housing

- 3.17 Paragraph 47 states that to significantly boost the supply of housing. Local planning authorities should
- (i) use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing.
  - (ii) identify and update annually a supply of specific sites sufficient to provide five years worth of housing against their housing requirements.
- 3.18 Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

#### Planning Practice Guidance

- 3.19 As set out in the 'Starter Homes Written Ministerial Statement' of 2 March 2015, starter homes exception sites should not be required to make affordable housing or tariff-style section 106 contributions.
- 3.20 There are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This follows the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 and should be taken into account.
- 3.21 These circumstances are that;

contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm

Other Relevant Documents

Design Supplementary Planning Document, April 2016.

Cannock Chase Local Development Framework Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport.

Manual for Streets

4.0 Determining Issues

The determining issues for the proposed development include:-

1. Principle of the Development
2. Design and Impact on the Character and Form of the Area
3. Parking and Highway Safety
4. Impact on Residential Amenity
5. Impact on Nature Conservation Interests
6. Affordable Housing
7. Whether any adverse impact of granting planning permission would be significantly and demonstrably outweighed by the benefits, when assessed against the policies in the Framework, taken as whole.

Principle of the Development

4.1. Although the Local Plan has a housing policy it is silent in respect of its approach to windfall sites on both Greenfield and previously developed land. As such in accordance with Policy CP1 of the Local Plan the proposal falls to be considered within the presumption in favour of sustainable development, outlined in paragraph 14 of the NPPF. This states that where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework, taken as whole, or
- Specific policies in this framework indicate otherwise.

4.2 The proposal is for the extension of an existing block of apartments on a site which is located within a predominantly residential locality within the urban area of Rugeley-Brereton. The principle, of residential development on the site was firmly established under the previous permission and the site is located within a sustainable location where there is relatively good access to a range of goods, services and employment centres by a range of transport options.

4.3 As such the proposal would meet the thrust of Policy CP1 to focus investment and regeneration on existing settlements which are expected to accommodate most of the

District's housing. It is therefore concluded that the proposal is acceptable in principle.

Design and the Impact on the Character and Form of the Area

- 4.3 Policy CP3 of the Local Plan requires that, amongst other things, developments should be
- (i) well-related to existing buildings and their surroundings in terms of layout, density, access, scale appearance, landscaping and materials; and
  - (ii) successfully integrate with existing trees; hedges and landscape features of amenity value and employ measures to enhance biodiversity and green the built environment with new planting designed to reinforce local distinctiveness.
- 4.4 In this instance the proposed extension would reflect the size, scale, fenestration details and materials of the host property. In addition the proposal would include a hipped roof which would help to reduce the massing of the extension. As such it is considered that the proposed extension would be well related to the host property.
- 4.5 In respect to the relationship between the proposed extension and its wide context and in its impact on the surrounding landscaping the comments of the Tree and Landscape Officer and the Parish Council are noted. In respect to the appearance of the extension it is noted that it would occupy an elevated position and would as consequence form a prominent feature within the streetscape. However, the existing elevation of the apartment block also occupies such a position. The effect of the extension coming forward would only marginally change this existing relationship such that any additional impacts on the wider streetscene would be less than substantial.
- 4.6 In addition to the above it is noted that the end elevation facing onto Brereton Road would not be too dissimilar to the existing elevation and would be fitted with 6 windows which would help to break up the overall massing of the elevation and hence reduce, at least in part the effect of bringing the extension closer to the highway. In terms of whether the resultant relationship would be out of character with the wider area it is noted that further to the west there are two gable ends of properties fronting onto Springhill Terrace which present blank gables towards Brereton Road.
- 4.7 The proposal would effect and necessitate some bushes and shrubs at the top of the embankment but the greater majority of such planting would remain unaffected by the proposal and therefore any impact on the form and function of this vegetation would be marginal and insufficient, in itself to outweigh the benefit of providing 2 additional housing units.
- 4.8 In conclusion it is considered that the proposed extension would be well -related to the host property and surrounding buildings, that its end elevation is of an acceptable design requiring no particular screening and that any impact on surrounding landscaping would be marginal and insufficient to outweigh the benefits of providing 2 additional housing units. In addition it is considered that the limited impact on the

soft landscaped areas could be mitigated by other measures which are discussed in the nature conservation section of this report.

- 4.9 Therefore having had regard to Policy CP3 of the Local Plan and the Design Section of the NPPF and the Design SPD it is considered that, on balance, the proposal is acceptable in respect of its design and its impact on the character and form of the area.

Impact on Highway Safety

- 4.10 In respect to the impact on highway safety it is noted that the Highway Officer has no objections subject to the attached conditions. As such the proposal is considered acceptable in respect of the level of parking provided and the capacity of the highway to accommodate the additional traffic.

Impact on Residential Amenity

- 4.11 The rear elevation of the extension would be over 23m to the side elevation to the nearest property to the west (No 20), over 30m from the nearest property across Brereton Road and over 50m to the nearest property to the east (No148 Coulthwaite Way). As such the proposal would more than meet the separation distance set out in the Design SPD and would result in a good standard of residential amenity to both future occupiers and occupiers of surrounding dwellings.
- 4.12 Given the above it is considered that the proposal, in respect to residential amenity, would not be contrary to Policy CP3 of the Local Plan and Paragraph 17 of the NPPF

Impact on Nature Conservation Interests

- 4.13 The site is not designated formally, or informally, for nature conservation purposes and is not known to support any protected species or any habitat or species of particular nature conservation concern or interest. The proposal would however result in some marginal impact on the shrubs in the immediate vicinity of the extension. In order to compensate for this it is recommended that the proposed extension incorporates two swift boxes to compensate against the limited potential harm to nesting opportunities for birds.
- 4.14 Under Policy CP13 development will not be permitted where it would be likely to lead directly or indirectly to an adverse effect upon the integrity of the European Site network and the effects cannot be mitigated. Furthermore, in order to retain the integrity of the Cannock Chase Special Area of Conservation (SAC) all development within Cannock Chase district that leads to a net increase in in dwellings will be required to mitigate adverse impacts. The proposal would lead to a net increase in dwellings and therefore is required to mitigate its adverse impact on the SAC. Such mitigation would be in the form of a contribution towards the cost of works on the SAC and this is provided through CIL.
- 4.15 Subject to the above condition and CIL payment the proposal is considered acceptable in respect of its impact on nature conservation interests and therefore would be in compliance with Policy CP3 and CP13 of the Cannock Chase Local Plan and the NPPF.

Affordable Housing

- 4.16 Under Policy CP2 the proposal would be required to provide a contribution towards affordable housing. However, given the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 and should be taken into account and subsequent revision of the PPG it is considered on balance that the proposal is acceptable without a contribution towards affordable housing.

Drainage and Flood Risk

- 4.17 The site is located within Flood Zone 1 in the Environment Agency's Flood Risk maps and hence is at the lowest risk of flooding.
- 4.18 The applicant has stated that foul and surface water will be disposed to mains drains. There is no evidence to suggest that in principle these systems of discharge would be inappropriate, particularly given the size of the site, it already is subject to a drainage system and its location within an urban area with access to sewerage infrastructure.
- 4.19 It is therefore considered that the development would not be liable to flooding and that an adequate means of disposal of foul and surface water can be achieved.

Waste and Recycling Facilities

- 4.20 The site of the waste and recycling bins is shown on the approved plans and the site would be serviced as per the existing development.

Ground Contamination

- 4.21 There are no known constraints in respect of land contamination and no mitigation or remediation is required.

Whether any Adverse Impact of Granting Planning Permission would Significantly and Demonstrably Outweighed by the Benefits, when Assessed Against the Policies in the Framework, Taken as Whole.

- 4.22 Although the Council has a five year supply of housing land it is noted that such a supply is not a ceiling and it is the Government's firm intention to significantly boost the supply of housing. With this in mind it is noted that the granting of two residential units would make a contribution towards the objectively assessed housing need of the District. In addition it would have economic benefits in respect to the construction of the property and the occupiers who would make some contribution into the local economy. Finally, the proposal would have an environmental benefit of making efficient use of land within a sustainable location.
- 4.23 Conversely when looking at potential harm it is considered that, subject to the attached conditions, there would be slight harm to landscaped areas and potential nesting habitat for birds (mitigated by the incorporation of swift boxes) no significant

harm to highway safety, residential amenity, wider nature conservation interests and flood risk.

- 4.54 As such it is considered that any adverse impact of granting planning permission would not significantly and demonstrably outweigh by the benefits, when assessed against the policies in the Framework, taken as whole. As such the proposal benefits from the presumption favour of sustainable development and should, subject to the attached conditions, be approved.

5.0 HUMAN RIGHTS ACT

The proposals set out in this report are considered to be compatible with the Human Rights Act 1998. .

6. CONCLUSION

- 6.1 The application site is located in a sustainable location with good access to goods, services and areas of employment by modes of transport other than the private car.
- 6.2 In respect to all matters of acknowledged interest the proposal, subject to the attached conditions is considered, on balance, to be acceptable.
- 6.3 Given the guidance within the PPG it is considered, on balance, that the proposal is acceptable without a contribution towards affordable housing provision elsewhere in the District.
- 6.4 Impacts on the Cannock Chase SAC would be mitigated through CIL.
- 6.5 As such it is considered that any adverse impact of granting planning permission would not significantly and demonstrably outweigh by the benefits, when assessed against the policies in the Framework, taken as whole. As such the proposal benefits from the presumption favour of sustainable development and should, subject to the attached conditions, be approved.
- 6.6 It is therefore recommended that the application be approved subject to the attached conditions.