

Delegated Report – Householder

Application Number	P/2022/00197
Planning Officer	Lisa Bird
Application Type	Householder
Site Address	4 The Yews Mill Street Rocester ST14 5LZ
Proposal	Installation of replacement windows and doors
Expiry Date	29 April 2022
Consultation Expiry Date	11/04/2022
Screening Opinion	Environmental Impact Assessment not required.
Relevant Planning Policy	National Planning Policy Framework National Planning Practice Guidance Paragraphs 1.3.76 to 1.3.81 of the East Staffordshire Design Guide. Parking Standards Supplementary Planning Document. Separation Distances and Amenity Supplementary Planning Document Highway Authority Standing Advice Adopted East Staffordshire Local Plan Policies SP1, SP24, SP25, SP35, DP1, DP3 and DP5
Relevant Planning History	P/2011/01295/JPM – Erection of 4 detached dwellings and construction of a vehicular access – Approved 09/02/2012 P/2015/00297 – Erection of 4 detached dwellings including the formation of a vehicular access – Approved 18/06/2015 P/2017/00749 – Application under Section 73 of the Town and Country Planning Act 1990 for the erection of 4 detached dwellings including the formation of a vehicular access without complying with conditions 2 and 11 of planning permission P/2015/00297 for amendment to approved plans for Plot 4 by way of insertion of glazed doors to the rear of the side elevation and alterations to the parking and garden area and alterations to the alignment of the access road – Approved 14/08/2017 P/202001318 – 2 The Yews – Installation of replacement windows – Approved 26/01/2021 P/2021/00298 – 1 The Yews – Installation of replacement windows – Approved 19/05/2021 P/2021/00380 – 3 The Yews – Installation of replacement windows and doors – Approved 10/06/2021
Consultation and Neighbour Responses (including Parish Council)	ESBC Conservation Officer – commented on previous applications for The Yews, those comments are applicable to this current application. In summary the dwelling is situated outside of the Conservation Area and is to the west of Millholme, a grade II listed building. The submission includes a series of measurements for existing windows to allow them to be compared to the product sections provided in the product catalogue. The existing timber windows are somewhat bulky and there would be little material difference as a result of the proposal. On the basis that the windows match those approved on the other three properties within The Yews, the proposal is considered to be acceptable. Parish Council – No representations received within statutory consultation period.

	Neighbours - No representations received within statutory consultation period.
Human Rights Act Considerations	There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.
Crime and Disorder Implications	It is considered that the proposal does not raise any crime and disorder implications.
Equalities Act 2010	Due regard, where relevant, has been taken to the East Staffordshire Borough Council's equality duty as contained within the Equalities Act 2010.
Planning Officer's Assessment	<p>Site Description</p> <p>The application site is a modern two storey dwelling situated in the cul-de-sac known as The Yews on the southern side of Mill Street in the Parish of Rocester. The dwelling is situated adjacent to the Rocester Conservation Area (part of the access to the site is located within the conservation area) and is separated from the Grade II listed building known as 'Millholme' by Number 3 The Yews; the former Tutbury Mill is situated to the north-east of the site and is Grade II listed and with the scheduled monument of the former priory and the remaining buildings, now the Parish Church, which is Grade II Listed to the north.</p> <p>The site is separated from Number 3 The Yews to the east and from 'The Beeches' to the south by boundary fencing and there are hedges along the eastern boundary adjacent to the access to the Beeches. The frontage of the property is open and is visible through the access opening to The Yews on Mill Street.</p> <p>The listed building description for Millholme and its Coach House, and the former Tutbury Mill are as follows:</p> <p>Millholme – Grade II – House. Early C19 with mid-to-late C19 alterations and additions, Red brick-low pitched hipped concrete tile roof; brick ridge stack and integral gable end stacks. South elevation: 3-storey main house to right and two 2-storey set back extensions to the left. Main house: 3 bays, glazing bar sashes, those to first and second floor left and right have shaped lintels grooved asvoussoirs and triple raised keys, that to second floor centre has moulded architrave, that to first floor centre has moulded architrave and cornice hood: ground floor mid-C19 canted bays to left and right with plate glass sashes and openwork parapets; central half glazed 2-leaf door with moulded architrave and pediment, sill bands to all windows; moulded eaves cornice to overhanging eaves. Extensions: 1:1 bays, plate glass sashes with shaped lintels. Built for the Manager of Tutbury Mill.</p> <p>Tutbury Mill – Grade II – Rocester Cotton mill. C1782 with later insertions and additions. Red brick on sandstone plinth; hipped concrete tile roof with coped verges. T-shape plan; 2 parallel ranges aligned NE-SW facing SE and forming head of the T, rear range forming the stem. 4 storeys with coved eaves course; 24 bays; slightly segmental headed windows with painted shaped lintels and raised keys, those to ground floor and first floor have sill bands; the left hand bay is defined by painted quoins of unequal length; early C20 central projection of 2 bays with segmental headed top opening windows and corner pilasters with brick caps; tower to rear rises above roof line to left of centre. The former mill pond lies to the north. Built for Richard Arkwright.</p> <p>Former Coach House immediately N.E. of Millholme – Grade II – Former Coach house. Early C19. Red brick; hipped slate roof. 2 storeys; 1:1:1 bays, slightly projecting central pedimented bay, blind round headed recesses to left and right; small pane windows to first floor left and right, large lunette to first floor centre, blind window to ground floor right and louvred window opening to ground floor left, first floor sill band.</p> <p>Proposals</p>

This application seeks consent for the installation of replacement windows and doors, with the replacements being UPVC rather than timber (as is existing).

ASSESSMENT

The main considerations in the determination of this householder application are the impacts on visual and residential amenities, the impacts on heritage assets and the highway safety implications. Having regard to these considerations the following local and national policies are relevant:-

East Staffordshire Local Plan Policy SP1 lists principles in determining whether proposals constitute sustainable development. One principle is that proposals are located on, or with good links to, the strategic highway network, and should not result in vehicles harming residential amenity or causing highway safety issues. Another principle is that proposals are designed to protect the amenity of the occupiers of residential properties nearby, and any future occupiers of the development through good design and landscaping.

Policy SP24 of the East Staffordshire Local Plan states that development proposals must contribute positively to the area in which they are proposed and reinforce character and identify through local distinctiveness. Policy DP1 expands upon this aim with specific reference to the design of new development. Policy DP3 requires householder extensions to have no materially adverse effects on neighbouring properties through issues including overlooking, loss of light to principal windows or private amenity space or create an overbearing impact. The Local Plan policies are supplemented by the East Staffordshire Design Guide, the Separation Distances and Amenity SPD and the NPPF (in paragraph 130) indicated that developments should have due regard to the future amenities of residents.

Policies SP1 and SP35 of the East Staffordshire Local Plan relate to accessibility and sustainable transport, this is supplemented by the Parking Standards Supplementary Planning Document.

Section 16 of the National Planning Policy Framework states that proposals should not pose significant harm to any heritage asset and should aim to preserve or enhance the asset by way of sensitive and appropriate design. Policy DP5 of the Local Plan states that development which protects the character and setting of listed buildings and conservation areas will be permitted. Strategic Policy 25 of the Local Plan indicates amongst other things that development proposals should protect, conserve and enhance heritage assets and their settings, taking account of their significance, as well as the distinctive character of the Borough's townscapes and landscapes. Such heritage assets may consist of undesignated and designated assets including conservation areas, listed buildings, scheduled monuments, archaeological sites, registered parks and gardens and historic landscapes which contribute to the Borough's historic environment and local distinctiveness.

Impacts on Visual Amenities and Heritage Assets

The proposal will not adversely affect the character and appearance of this locality for the following reasons:

- the scale, dimensions, design and materials of the proposed windows and doors are sympathetic to the existing building, given that the existing timber windows do not benefit from slim profiles
- The proposed windows would be partially visible from public vantage points, glimpsed from the main entrance off Mill Street, however, they replicate the design of the existing windows and are considered appropriate.
- The host dwelling is situated adjacent to the Rocester Conservation Area and is situated in close proximity to listed buildings and to the south of a scheduled ancient monument. The proposal for the replacement of the existing timber windows and doors with UPVC is considered acceptable given that the existing windows do not benefit from slim profiles. Additionally the proposed windows and doors would match those approved on the other properties situated within The Yews (please see planning history section above). The proposal will therefore have no impact on the significance of heritage assets.

Impacts on Residential Amenities

The proposal will not significantly adversely affect the amenities of occupiers of neighbouring

	<p>dwelling for the following reason:</p> <ul style="list-style-type: none"> The proposal is for the installation of replacement windows and doors only and no new window and door openings are proposed, as such the proposal is not considered to have a significant adverse impact on occupiers of neighbouring dwellings by way of loss of light or privacy, or by being overbearing. <p>The scheme would ensure that the minimum amenity space provision is retained to serve the host dwelling in line with the guidance set out in the Separation Distances and Amenity Supplementary Planning Document.</p> <p>Highway Safety Implications</p> <p>The proposal will not have any adverse impact on highway safety as it relates solely to the installation of replacement windows and no alterations are proposed to parking or access arrangements.</p> <p>Conclusion</p> <p>There are no other material considerations relevant to this proposal and therefore it is considered to satisfactorily comply with Local Plan Policies SP1, SP24, SP25, SP35, DP1, DP3 and DP5, the Separation Distances and Amenity SPD, the East Staffordshire Design Guide, the Parking Standards SPD and the National Planning Policy Framework.</p>
<p>Planning Officer's response to Parish Council and Neighbour's Comments</p>	<p>No response required.</p>
<p>Engagement</p>	<p>The Local Planning Authority has taken a positive approach to decision-taking in respect of this application concluding that it is a sustainable form of development which complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has secured a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.</p>
<p>Planning Officer's Signature and Date of Report</p>	<p><i>Lisa Bird</i> 22nd April 2022</p>
<p>Recommended condition(s)</p>	<p>000001a: Time Limit - 3Yr Standard</p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To conform with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>00002: Approved Plans</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents subject to compliance with other conditions of this permission:</p> <p>Drawing No.s:</p> <p>1:1250 Location Plan dated as received on 18th February 2022</p> <p>Roc-085, 1:125 Proposed Site Plan dated as received on 18th February 2022</p> <p>776/P-05 Rev D, 1:100 Existing Elevations, Floor Plans and Roof Plan dated as received on 18th February 2022</p>

	<p>947(04) C03, 1:50 Proposed Elevations dated as received on 18th February 2022</p> <p>Existing Window Photographs and Measurements dated as received on 18th February 2022</p> <p>Proposed Window Details dated as received on 18th February 2022</p> <p>Proposed Window Measurements dated as received on 18th February 2022</p> <p>Liniar Brochure Technical Information for Flush Sash Windows dated as received on 18th February 2022</p> <p>Liniar Brochure Technical Information for Residential Doors dated as received on 18th February 2022</p> <p>Reason: For the avoidance of doubt to ensure the development will not adversely affect the appearance of the locality, including the Rocester Conservation Area and the adjacent listed buildings and scheduled ancient monument, the amenities of neighbouring properties, or the safe and efficient use of the adjoining highway in accordance with East Staffordshire Local Plan Policies SP1, SP24, SP25, SP35, DP1, DP3 and DP5, the East Staffordshire Design Guide, the Separation Distances and Amenity SPD, the Parking Standards SPD and the National Planning Policy Framework.</p> <p>0002G Matching Materials</p> <p>All external materials used in the development shall be as set out on the plans and documents listed under condition 2 and as set out on the application form unless otherwise first agreed in writing with the Local Planning Authority.</p> <p>Reason: To safeguard the character and appearance of the building and its surroundings, including the Rocester Conservation Area and the adjacent listed buildings and scheduled ancient monument, in accordance with East Staffordshire Local Plan Policies SP1, SP24, SP25, DP1, DP3 and DP5, the East Staffordshire Design Guide and the National Planning Policy Framework.</p> <p>Bespoke</p> <p>All new windows shall (unless otherwise first agreed in writing by the Local Planning Authority):</p> <ol style="list-style-type: none"> a. be set back from the face of the wall by a minimum of 50mm; b. be traditionally constructed with side-hung opening casements fitted flush with the frame; and c. have a traditional sill detail, integral sills will not be acceptable. <p>Reason: To preserve the setting of the listed building and the character and appearance of the Rocester Conservation Area in accordance with East Staffordshire Local Plan policies SP1, SP24, SP25 and DP5 and the National Planning Policy Framework.</p>
<p>Recommended informative(s)</p>	<p>003b: Engagement (Acceptable as submitted)</p> <p>The Local Planning Authority has taken a positive approach to decision-taking in respect of this application concluding that it is a sustainable form of development which complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has secured a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.</p>

Draft Decision Notice checked by Planning Officer (and Team Leader when necessary)	<i>Alan Harvey</i> 22.4.2022
Where Parish Council objects Team Leader or Planning Manager agrees to Delegate	