

Please Ask For: Amy Jackson
Email: amyjackson@cannockchasedc.gov.uk
Tel: 01543 464577
Your Email:
Our Reference:



Michael Bullock
18 Post Office Lane,
Slitting Mill
Rugeley
WS15 2VP

Sent by email only

10th April 2024

Dear Mr. Bullock,

Pre-Application Enquiry for land at 24 Etching Hill Road, Etching Hill, Rugeley, WS15 2LW

I write with reference to the above pre-application enquiry received by the Council on 11th March 2024 following receipt of payment.

| | |
|-------------------------------------|---|
| Proposal | First floor extension to improve living accommodation and improved installation. |
| Relevant Planning History | None. |
| Constraints and Designations | The site lies in, or is affected by the following constraints: <ul style="list-style-type: none">• Cannock Chase Natural Landscape (formerly Area of Outstanding Natural Beauty (AONB))• Mineral Safeguarding Area (Coal Fireclay)• Mineral Safeguarding Area (Sand and Gravel)• Coal Authority Low Risk Area• Within 15km of a Special Area of Conservation (SAC)• Tree Preservation Orders |
| Relevant Planning Policy | 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. |



Civic Centre, PO Box 28, Beecroft Road, Cannock, Staffordshire WS11 1BG

tel 01543 462621 | fax 01543 462317 | www.cannockchasedc.gov.uk

Search for 'Cannock Chase Life' @CannockChaseDC

| | |
|--|---|
| | <p><i>The Development Plan:</i></p> <p>The Development Plan currently comprises the Cannock Chase Local Plan Part 1 (2014), and the Minerals Local Plan for Staffordshire (2015 – 2030).</p> <p><u>Cannock Chase Local Plan Part 1 (2014)</u></p> <ul style="list-style-type: none"> • CP1: Strategy • CP3: Chase Shaping – Design • CP12: Biodiversity and Geodiversity • CP14: Landscape Character and Cannock Chase Area of Outstanding Natural Beauty (AONB) <p><u>The Minerals Local Plan for Staffordshire 2015 to 2030 (2017)</u></p> <ul style="list-style-type: none"> • Policy 3 - Safeguarding Minerals of Local and National Importance and Important Infrastructure <p><i>Material Considerations</i></p> <p><u>The National Planning Policy Framework (NPPF) (2023)</u></p> <p>Relevant paragraphs include:</p> <p style="padding-left: 40px;">8: Three dimensions of Sustainable Development</p> <p style="padding-left: 40px;">11-14: The Presumption in favour of Sustainable Development</p> <p style="padding-left: 40px;">47-50: Determining Applications</p> <p style="padding-left: 40px;">60, 75, 76, 77, 78: Delivering a Sufficient Supply of Homes</p> <p style="padding-left: 40px;">131, 135, 137, 139: Achieving Well-Designed and Beautiful Places</p> <p style="padding-left: 40px;">180, 191: Conserving and Enhancing the Natural Environment</p> <p style="padding-left: 40px;">224, 225: Implementation</p> <p><i>Other Material Considerations</i></p> |
|--|---|



| | |
|-----------------------------------|--|
| | <p><u>Relevant documents</u></p> <ul style="list-style-type: none"> • Design Supplementary Planning Document (April, 2016); • Appendix B Residential Development Guidelines (Design SPD); • Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD (2005); • Manual for Streets; • Cannock Chase AONB Design Guide (July 2020) <p>A full copy of these policies is available on the Council website www.cannockchasedc.gov.uk/planningpolicy</p> <p>Planning policy is in a constant state of flux, with policy at local and national level constantly changing. As such we would advise you to be aware that between the time of this letter and the submission of any subsequent application there may be changes of policy, and that the submitted proposal would be determined in respect of policy as it stands at the point at which the decision is made.</p> |
| Main Issues | <ul style="list-style-type: none"> • Principle of development • Design and impact on the character and form of the area • Impact on residential amenity • Impact on highway safety • Mineral safeguarding • Ground conditions and contamination |
| Consultations | <p>Highways</p> <p>Landscape Officer</p> <p>Rugeley Town Council</p> <p>AONB Unit</p> |
| Specialist Advice Required | N/A |
| <u>Officer Assessment</u> | |



Civic Centre, PO Box 28, Beecroft Road, Cannock, Staffordshire WS11 1BG

tel 01543 462621 | fax 01543 462317 | www.cannockchasedc.gov.uk

Search for 'Cannock Chase Life' @CannockChaseDC

Principle

The site is located within the Cannock Chase National Landscape, however policies do not preclude development in such designated areas and as such the proposal for alterations and extensions to an existing dwelling would meet the thrust of Local Plan Policy CP1 and be acceptable in principle.

Design

The site is located within a varied street scene, with many benefitting from some degree of alteration/extension. The roof styles and design proposed can be seen within the wider street scene and as such would integrate well to the existing dwellings and area. The proposal would be seen more favourably if some of the roof mass were to be eliminated i.e. construct a hipped roof to the rear first floor rather than a gable roof. However, this is not necessarily required as the rear would not be overtly visible to the public realm, as such may not result in an unacceptable impact on the character and form of the area. This can be assessed and amended as part of the planning application process if needed.

There are trees within the site boundary, as well as adjacent to, which are protected by Tree Preservation Orders (TPO). As such, a full Arboricultural Assessment and other associated documents as stated in Appendix C of the Design SPD would be required to assess any potential impact on these trees and how this can be mitigated.

Residential Amenity

There would be less than 10m between the windows proposed to the first-floor side elevation and the amenity area of 13 Henley Grange, and it is noted that one of these windows would serve a bedroom. As such, these windows would need to be obscure glazed and fixed closed above a height of 1.7m in order to limit the loss of privacy to this neighbour.

The proposed would not be deemed at overbearing as there is 14m between the side elevation and the rear of the neighbouring property.

The proposal would comply with the 45-degree daylight standard and as such would not be deemed as having a significant impact in terms of loss of daylight to the neighbouring properties.



Civic Centre, PO Box 28, Beecroft Road, Cannock, Staffordshire WS11 1BG

tel 01543 462621 | fax 01543 462317 | www.cannockchasedc.gov.uk

Search for 'Cannock Chase Life' @CannockChaseDC

Highways and Parking

As the proposal would result in a total of 4 bedrooms, it would need to be demonstrated that there is sufficient space to accommodate at 3 vehicles within the curtilage of the dwelling, in order to comply with the Councils parking requirements.

Mineral Safeguarding

Part of the site falls within a Mineral Safeguarding Area (MSAs). Paragraph 217, of the National Planning Policy Framework (NPPF) and Policy 3 of the Minerals Local Plan for Staffordshire (2015 – 2030), aim to protect mineral resources from sterilisation by other forms of development.

The development would fall under Item 1 within the exemption list as an application for householder development and is therefore permitted. As such the proposal is compliant with Policy 3 of the Minerals Local Plan.

Ground Conditions and Contamination

The site is located in a general area in which Coal Authority consider to be a development low risk area. As such, the Coal Authority does not require consultation on the application and it is advised that any risk can be managed by the attachment of an advisory note to any permission granted.

Summary of Assessment

The proposal is likely to be acceptable in principle, subject to an Arboricultural Impact Assessment being submitted and any potential impact on the protected trees being mitigated.

| | |
|--|---|
| Planning Obligations and CIL requirements | CIL payment would be required if proposed floorspace exceeds 100m ² . If this applies, an exemption is available for annex/extensions. |
|--|---|

| | |
|---|-----|
| Other formal procedures required | N/A |
|---|-----|



Civic Centre, PO Box 28, Beecroft Road, Cannock, Staffordshire WS11 1BG

tel 01543 462621 | fax 01543 462317 | www.cannockchasedc.gov.uk

Search for 'Cannock Chase Life' @CannockChaseDC

| | |
|---|--|
| <p>Documents and Supporting Information Required for Planning Submission</p> | <ul style="list-style-type: none"> • Application form; • Location plan; • Block plan; • Existing and proposed plans and elevations; • Daylight/Sunlight report (if within 2m of the boundary of a residential property); • Arboricultural Impact Statement <p>Please see the Council's Local Validation List below for more information:</p> <p>CCDC validations document Jan 2024 final 0.docx (live.com)</p> |
|---|--|

Disclaimer

Pre-application advice provided by Planning Officers of the Council is provided without prejudice to any formal decision of the Council. The advice does not constitute a formal decision of the Council and cannot bind the Council in reaching a decision on any planning application.

Advice is provided in the context of the adopted Cannock Chase Local Plan 2015 and the National Planning Policy Framework. The emerging Local Plan has limited weight at this time and pre-application discussions prior to the adoption of the new Local Plan carry the risk that the planning context may change. Such discussions are carried out at the applicant's risk and fees will not be refunded in these circumstances where the planning context changes.

Officer advice will be guided by the information provided by the requester and the planning context at the time. The advice provided is officer level advice and will not prejudice the Council's position when considering a planning application. Issues may arise at a later time following pre-application discussion and for this reason officers cannot provide any assurances of the potential outcome of a planning application.

If you are aware of any fact or circumstance that has a material bearing on the proposal I would advise that you make this clear to me immediately.



Civic Centre, PO Box 28, Beecroft Road, Cannock, Staffordshire WS11 1BG

tel 01543 462621 | fax 01543 462317 | www.cannockchasedc.gov.uk

Search for 'Cannock Chase Life' @CannockChaseDC



Yours sincerely,
Amy Jackson

Planning Officer



Civic Centre, PO Box 28, Beecroft Road, Cannock, Staffordshire WS11 1BG

tel 01543 462621 | fax 01543 462317 | www.cannockchasedc.gov.uk

 Search for 'Cannock Chase Life'  @CannockChaseDC