

**22/00494/FUL**  
**NON MAJOR**

**Mr Warren Haynes**

**BREWOD & COVEN**

Cllr W Sutton  
Cllr J Bolton  
Cllr D Holmes

**5 Sandy Lane Brewood Staffordshire ST19 9ET**

**First floor front/side extension above existing ground floor bedroom along with rendering and cladding of the exterior and excavation of earth at front of property to create extra vehicular parking with new retaining wall, external staircase and associated landscaping.**

<b>Pre-commencement conditions required:</b>	<b>Pre-commencement conditions Agreed</b>	<b>Agreed Extension of Time until</b>
<b>Yes</b>		31 <sup>st</sup> March 2023

**1. SITE DESCRIPTION**

1.1 This application relates to a one and half storey dormer bungalow located on land fronting Sandy Lane within the Conservation Area in the village of Brewood. The dwelling sits at a higher level in relation to the highway and has a steep driveway with a detached garage outbuilding set into the lower land level at the front of the site and parking for two vehicles on the raised parking area forward of the front elevation. To the rear, the dwelling benefits from a private garden. The dwelling is located within a predominately residential area in heart of the Conservation area with the village centre just west of the site and surrounding listed buildings with the most relevant being the immediate neighbouring dwellings, numbers 7 and 9 Sandy Lane, both of which are grade II listed.

Date of site visit - 7 June 2022 and 3 October 2022

**2. APPLICATION DETAILS**

2.1 First floor front/side extension above existing ground floor bedroom along with rendering and cladding of the exterior and excavation of earth at front of property to create extra vehicular parking with new retaining wall, external staircase and associated landscaping.

2.1.1 This application proposes a scheme of modernisation and extension works to the main dwelling along with works to the lower ground level at the front of site. The latter of which will include the rendering of the existing garage and the creation of a lower level parking space, reconfiguring the front of the site following the earlier removal of a large section of sandstone walling and excavation of the area (which had been carried out without planning consent prior to the submission of this application).

2.1.2 Firstly, to consider the works to the main dwelling. The dwelling already benefits from an approved certificate of lawfulness (application reference 22/00352/LUP) for the single storey rear extension that the application intends to erect utilising the dwellings permitted development rights. This application now seeks permission for a first-floor extension above the existing front ground floor bedroom to extend the bathroom at first floor in addition to extending the existing catslide roof adjoining this to provide a porch area. The bathroom extension will feature a new front gable with a maximum ridge height of 6.9 metres and an eaves height of 4.7 metres. The catslide roof will extend the existing roof plane with an eaves height of 2.67 metres with an open front and side with a wooden beam supporting the corner of the roof. Finally, the applicant

proposes to render the ground floor of the building and clad the upper front gable and dormer windows with wooden cladding to modernise the buildings appearance.

2.1.3 To the front of the site, the existing garage will be retained in situ but the existing stone cladding will be removed and replaced with render in any earthy tone which will be finished with a new sedum green roof. To the east of this, where the land has been previously excavated, the applicant intends to erect a new external hidden staircase to provide access to the upper level, retaining the open area to the front of the retaining wall for parking. The height of the existing, unauthorised retaining wall at the rear of the parking area will be reduced by a course of bricks and the wall to the south-east, on the boundary with no.7, will be reduced in height significantly to follow the land level of the retained boarder. The wall to the rear shall be rendered to match the garage in an earthy tone, whilst the side boundary wall will be clad in sandstone to match the wall it replaced previously. Planting beds will also be introduced to help screen both walls at the lower level. At the upper level, a slim open metal balustrade is proposed to the retaining wall for safety, which will measure 0.8 metres in height, set back slightly from the wall edge to allow for a planting bed to the front to soften its appearance.

2.1.4 Throughout the course of the application multiple amendments were made to both the proposals for the dwelling and to the parking area after the case officer expressed concerns that the design as originally proposed was inappropriate in this sensitive location, creating an incongruent feature within the street scene and causing substantial harm to the character of the Conservation Area and settings of the nearby listed buildings.

## **2.2 Applicants submission**

2.2.1 The application is submitted with a brief heritage statement setting out in the impact of the proposals on the conservation area.

## **3. SITE HISTORY**

### Planning Applications

22/00352/LUP Single storey rear extension to detached house as detailed on Barnett Ratcliffe Architects drawings 2201/09/PL/01 and 02 **Approved** 6th May 2022

## **4. POLICY**

### **4.1 Constraints**

Conservation Area Name: Brewood Conservation Area:

Within Development Boundary Name: Brewood Development Boundary:

Newt - Strategic Opportunity Area Name: West Staffordshire Pondscape (North):

Newt - Impact Risk Zone White Name: Impact Risk Zone White:

SAC Zone- 13km Buffer Buffer Zone: 13km

#### **4.1.1 Policies**

National Planning Policy Framework

Chapter 12: Achieving well designed spaces

Chapter 16: Conserving and enhancing the historic environment

National Planning Practice Guidance

Core Policy 2: Protecting and Enhancing the Natural and Historic Environment

Policy EQ3: Conservation, Preservation and Protection of Heritage Assets

Core Policy 4: Promoting High Quality Design  
Policy EQ9: Protecting Residential Amenity  
Policy EQ11: Wider Design Considerations  
Policy EQ12: Landscaping  
Core Policy 11: Sustainable Transport  
Policy EV12: Parking Provision

Statutory duties under Planning ( Listed Buildings and Conservation Areas) Act 1990

#### **4.1.2 Supplementary Planning Documents**

Supplementary Planning Document - Sustainable Development 2018  
Supplementary Planning Document - Design Guide 2018

### **5. CONSULTATION RESPONSES**

All consultation periods have expired unless noted otherwise.

Site Notice Expires	Press Notice Expires
13 June 2022	20 September 2022

#### **Councillor Joyce Bolton - Brewood And Coven Ward**

No Response Received

#### **Councillor Wendy Sutton - Brewood And Coven Ward**

No Response Received

#### **Councillor Diane Holmes - Brewood And Coven Ward**

30th September 2022

Regarding the above application for works to 5, sandy Lane, Brewood, I feel strongly that the original sandstone wall should be reinstated.

This property is situated in Brewood Conservation area and Sandy lane has sandstone walling on both sides of the road in places.

This has changed the street scene considerably, to its detriment.

#### **Brewood & Coven Parish Council**

31st January 2023

The Parish Council still strongly object to this planning application and the amendments.

We strongly object to the destruction of the old sand stone wall and its seriously detrimental changes to the street scene - is the centre of the conservation area. The minor changes are inadequate. We hope for that the restoration of the wall would be insisted upon.

#### **Conservation Consultation**

1st February 2023

Amended plans have been submitted following on from previous comments. There are no further objections to the works that are proposed to the house, which has been amended in line with discussions.

The other element of the scheme relates to the garage and car parking space to the front of the property. There have been amendments to the proposed scheme in order to bring the height of the wall down in line with the neighbouring wall. Whilst the works that have been carried out already are not in keeping with the surroundings, the proposals now will aim to make the works more in keeping with the character of the area.

The stone facing will need to match in with the surroundings. Details of this will be needed in order to ensure this. The garage itself is already in existence and it is proposed to render the wall and paint them in a colour to match in with the surrounding stonework. This will be acceptable, however details of the colour (RAL number etc.). These details can either be submitted prior to determination or covered by a condition at the time of determination.

**Conditions:**

No development hereby approved shall be commenced, until details of all external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

**Planning Enforcement**

No Response Received

**County Highways**

2nd February 2023

Recommendation Summary: Conditional

Site Visit Conducted on: 31-Jan-2023

1. The development hereby permitted shall not be brought into use until the existing access to the site within the limits of the public highway has been reconstructed and completed.
2. The existing garage indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living accommodation without the express permission of the Local Planning Authority.
3. The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plans.
4. The development hereby permitted shall not be brought into use until a surface water drainage interceptor has been provided across the access immediately to the rear of the highway boundary unless otherwise agreed in writing by the Local Planning Authority.

**Reasons.**

1. In the interest of highway safety and to comply with Staffordshire County Council requirements for a vehicular access crossing.
- 2 - 4. In the interest of highway safety. To comply with the principles set out in the National Planning Policy Framework.

**Informative for decision Notice.**

The existing dropped crossing to the site shall be reconstructed. Please note that prior to the access being reconstructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application Form for a dropped crossing.

<http://www.staffordshire.gov.uk/transport/staffshighways/licences>

Notes to Planning Officer.

- i). The proposed development is located on a busy through route of the village. The road is subject to a speed limit of 30 mph and there are no recorded vehicular accidents at this location in the last 5 years. Work has already commenced on the site frontage with regards to the garage. The need for a retrospective application for a Section 184 is required and should be applied for and approved in writing before any further works take place.
- ii). This Form X supersedes previous recommendation dated 14th October 2022.

### **Brewood Civic Society**

30th January 2023

Brewood Civic Society wish to repeat our previous objection. We strongly object to the removal of the Sandstone Wall and the significant impact on the Conservation Area and the rural street scene of Sandy Lane.

This latest amendment does nothing to reinstate the street scene destroyed by the original demolition and excavation carried out without planning permission in the Conservation Area.

The impact on the street scene is caused by the removal of the Sandstone wall. This 'rustic' weathered wall with its planting above, hid the double garage and sloping drive from view. No other properties in Sandy Lane have frontages anything like this proposal. Any rebuilding of the Sandstone Wall must be in a style of the original. Sandstone facing on a vertical flat wall would never be acceptable.

## **6. APPRAISAL**

- Policy & principle of development
- Layout, design & appearance
- Access, parking & highway safety
- Residential Amenity
- Heritage Assets
- Human Rights

### **6.1 Policy & principle of development**

6.1.1 The application has been called into planning committee by Councillor Holmes due to concerns over a detrimental on the street scene and to the character of the Brewood Conservation Area.

6.1.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) sets out that the determination of applications must be made, in accordance with the Development Plan, unless material considerations indicate otherwise. The Development Plan for South Staffordshire District comprises the Core Strategy (2012-2028) and the Site Allocations Document (2012-2028).

6.1.3 The property is within the development boundary where proposals such as this can be considered to be an acceptable form of development, providing there is no adverse impact on neighbouring properties or the amenity of the area. Additionally, as the proposal affects a building within a Conservation Area, such development should also seek to preserve or enhance the relevant heritage asset(s) (which is considered in further detail below).

### **6.2. Layout, Design and Appearance**

6.2.1 Policy EQ4 of the Core Strategy advises that “the design and location of new development should take account of the characteristics and sensitivity of the landscape and its surroundings, and not have a detrimental effect on the immediate environment and on any important medium and long distance views”. Core Policy 4 similarly seeks to promote high quality design and respect and enhance local character and distinctiveness of the natural and built environment. Policy EQ11 advises that new development should seek to achieve creative and sustainable designs that consider local character and distinctiveness, whilst having regard to matters of use, movement, form and space. Finally, the Council's Design Guide SPD amplifies the principles set out in Policy EQ11 of the Core Strategy.

6.2.2 The NPPF (Section 12) advises that “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”. The document continues to state that “development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design”.

6.2.3 Paragraph 130 of the NPPF also attaches great importance to the design of the built environment, which should contribute positively to making places better for people. As well as understanding and evaluating an area’s defining characteristics, it states that developments 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 local surroundings and materials;
- create safe and accessible environments; and
- be visually attractive as a result of good architecture and appropriate landscaping.

6.2.4 Policy EQ3 of the adopted Core Strategy, informed by the NPPF, states that special care and consideration must be taken to ensure no harm is caused to the character or appearance of a heritage asset. Heritage assets are buildings, sites, monuments, places, areas or landscapes identified as significant features in the historic environment.

6.2.5 In this case, the property is located with the Brewood Conservation Area which is collectively a heritage asset. It is also located in close proximity to a number of Grade II listed buildings, the closest of which being numbers 7 and 9 Sandy Lane. The dwelling itself lies towards the western end of Sandy Lane, in the heart of the Conservation Area just outside of the village centre. Dwellings in this location are generally traditional period properties bounded by sandstone walling with a landscaped grassed seating area opposite.

6.2.6 Originally the plans provided for a very modern flat roofed design to the main dwelling with large expanses of glazing and a front balcony feature, along with an extension to the garage to double its footprint, however, these were amended following concerns expressed by the case officer that these would create an unduly prominent and incongruous feature within the street scene that would be detrimental to both the character of the Conservation area and to the setting of the nearby listed buildings. Whilst the amended plans for the dwelling do seek to significantly alter the character and appearance of the dwelling with the introduction of the front gable feature and rendering and cladding details to the front elevation, the existing building does not add positively to the street scene and the amendments to the plans enhance the appearance of the building using more traditional design features and materials that are reflected elsewhere within the nearby street scene. The amendments to the design also ensure the proposed increase in the bulk and massing of the extension is located to the western side of the site, limiting any potential impact on the setting of the neighbouring listed building with rendering to the ground floor elements to better reflect the materials of the surrounding buildings. On this basis, the proposals for the works to the main dwelling are considered acceptable as they will not result in any harm to the character of the surrounding heritage assets or to the wider street scene.

6.2.7 Notwithstanding the above, there were concerns with the proposals to create the lower ground floor parking area. Previously, the sandstone walling extended up to the highway boundary, with a sloping land bank and large mature shrubs which helped to screen both the garage and the dwelling from wider views with the garage itself set into this landbank. This not only limited the visibility of the garage from outside of the site, in particularly screening it from wider views within Sandy Lane, but it also limited the impact of the structure on the setting of the listed building. Prior to the submission of the application, both the sandstone walling and the earth were removed to level off the land without the benefit of planning permission with the resultant impact that both the retaining wall (that was inserted without permission) and the existing garage are now very prominent and incongruous features within the street scene. The sandstone walling is a key feature within this part of the Conservation area, adding heavily to its character which the removal of this diminished causing harm to both the Conservation area and the setting of the adjacent listed building. Any works in this area should therefore seek to mitigate the harm, protecting and enhancing the character and should not cause any further harm.

6.2.8 During the course of the application, the applicant has worked closely with the LPA and multiple amendments have been received to the plans to attempt to address the harm caused and resolve the planning breach. It is now proposed that the excavated area will provide a lower parking bay with an external staircase to the upper floor to help address some of the access issues to the dwelling owing to the steep driveway incline which can be hard to traverse, particularly in the winter months. The surrounding retaining walls that were erected as part of the unauthorised works will be reduced in height to the minimum heights possible to support the retained earth, particularly the wall to the eastern side boundary which will be significantly reduced to follow the retained landbank. To help the proposals assimilate within the street scene the wall to the east will be clad in sandstone to mirror the walling that was removed, with the garage and surrounding wall area being rendered in an earthy tone to match those of the surrounding boundary walls. A metal balustrade will be introduced to the upper floor level for safety reasons, however, this will be 0.8 metres in height (the minimum requirement for safety) and simple in design to allow for open views to the listed building beyond. To further soften the impact of the walls, planting is proposed to both rear and side elevations at lower ground floor with further planting proposed to the front of the railing at upper level (which will be set back slightly to accommodate this) to trail down and further mitigate the walls impact.

6.2.9 Objections have been received from the Civic Society and Parish Council regarding the harm caused by the by the removal of the sandstone walling and earth bank and whilst it is acknowledged that these proposals will not provide the level of screening that the previous sloping side garden and mature landscaping did, the proposals must now be considered on their own merit to assess what harm they will cause. In its current form, the garage does not add positively to the street scene but this is an existing structure and does not require permission for its retention. The refurbishment of this structure with a new sedum roof and earthy toned rendering will improve its appearance and help it assimilate better within the area, having a positive impact on the conservation area when assessed against what was there previously. I do still have concerns that the new retaining walls could be a prominent feature within the street scene. That said, I also note the presence of a number of large outbuildings that are sited within front gardens, alongside the highway boundary both within Brewood village itself and Sandy Lane, in particular that serving no.22 Sandy Lane and the adjacent boundary wall of no.20 that sits at a similar height. Although, these dwellings do sit further down in the street scene, occupying a less prominent position, further out in the Conservation Area and are not surrounded by listed buildings like the host dwelling. However, as amended, the plans do seek to minimise the harm to the street scene, reducing the wall to the lowest possible measurements to retain the landbank and the materials proposed have been carefully selected to respect the surrounding historical character and existing materials within the street scene, with landscaping introduced to further soften the walls putting the focus back on the surrounding listed buildings. The cladding of the wall to the east with sandstone will replicate what was there previously, albeit not extending to the highway. It is worthy of note that it was a small section only of the Sandstone wall that is lost and, whilst disappointing, this has to be weighed against all the material

considerations of the scheme. In isolation, and when considered against the improvements to the existing garage, this is not considered to justify refusal of the proposed development. I also note the Conservation Officer has not raised any objections to the amended proposals in principle although he has noted that the materials used here will be a key consideration in their acceptability. These can be successfully secured by way of appropriate condition. In view of the above, on balance, and when considering all the heritage assets, it is not considered that the proposals would be significantly detrimental to either the street scene or the wider heritage assets to warrant the refusal of the application. However, as the materials will be a key consideration in the proposals acceptability this will be secured by condition on any approval granted. On this basis, the proposals are considered acceptable under policies EQ11 and EQ3 and the guiding principles of the underlying NPPF.

### **6.3. Access, Parking & Highway Safety**

6.3.1 Paragraph 110 of the NPPF requires that consideration should be given to the opportunities for sustainable transport modes, that safe and suitable access to a development site can be achieved for all people, and that improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Paragraph 111 goes on to state that development should only be refused on transport grounds where there would be an unacceptable impact on highway safety, or the residual cumulative impacts of development are severe.

6.3.2 Paragraph 105 of the NPPF seeks to ensure that developments which would generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

### **6.4 Off Street Car Parking**

6.4.1 Appendix 5 of the Core Strategy provides guidance on the Council's off street car parking requirements for new development.

6.4.2 The proposals do not affect the parking arrangements to the upper level of the site, nor do they result in the loss of the existing garage and the dwelling will continue to provide the required three parking spaces in addition to the proposed new parking available at lower ground level. No objections have been raised by the Highways Officer, subject to conditions being inserted on any approval to ensure the proposals are completed prior to use, so there are no highways concerns arising in respect of this application.

### **6.5. Residential Amenity**

6.5.1 Paragraph 185 of the NPPF advises that "Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development".

6.5.2 The extension will be located to the western side of the building adjacent to no. 3 Sandy Lane. This neighbouring dwelling is a gable fronted bungalow, with a single storey side projection that adjoins the side elevation of the host dwelling, setback from its principle elevation and roughly in line with the rear elevation of the host dwelling which appears to provide a porch and covered entrance way to this dwelling. There will be sufficient separation from the main part of the neighbouring dwelling provided by this single storey side projection to ensure there is no detrimental impact through loss of light or overbearing on the neighbouring dwelling as a result of the proposals. Whilst the extensions do seek to increase the bulk and massing of the building near this single storey projection, given the setback of the neighbouring building in relation to the proposals, it will not result in any further material loss of light or overbearing impact on the neighbouring



window in this extension than that which already exists from the host dwelling itself which will already significantly overshadows this window. There remains sufficient separation distance between the host dwellings and the remaining neighbouring dwellings and therefore in view of the siting and scale of the proposals, neither the extensions to the main dwelling or the works to the front of the site to provide the lower parking area will have any detrimental impact on any neighbouring through loss of light, overbearing impact, loss of privacy or overlooking.

6.5.3 The council's adopted Space About Dwellings standards require that dwellings with 4 bedrooms provide a garden length of 10.5 metres and an area of 100 square metres. The dwelling does not currently meet the required standards for a 4 bed dwelling providing a garden length of 8.5 metres and an area of 92 square metres however, the proposals do not propose the addition of any further bedrooms nor do they result in the loss of garden space (as the rear extension will be constructed separately utilising the dwelling permitted development rights and as such is not under consideration here) so they will not worsen the existing situation. No other technical infringements of Space about Dwellings result from the proposal. As such, there are no concerns regarding the Councils space abouts dwellings standards resulting from the application.

6.5.4 In view of the above, and as no neighbouring objections have been received there are no objections under policy EQ9 or appendix 6 of the adopted core strategy.

## **6.6 Heritage Assets**

### **6.6.1 Special Duty as regards conservation areas and listed buildings**

6.6.2 When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and case law makes it clear that 'decision makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise'.

6.6.3 When considering any planning application that affects a conservation area a local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Case law has made it clear that the "statutorily desirable object of preserving the character of appearance of an area is achieved either by a positive contribution to preservation or by development which leaves character or appearance unharmed, that is to say preserved."

6.6.4 The Local Planning Authority has balanced up the relevant material planning considerations and conclude that the impact of the development as proposed would have a neutral impact on the conservation area and neighbouring listed building. This amounts to less than substantial harm and when weighed against the benefits of improving the existing garage the development is considered acceptable.

## **6.7. Human Rights**

6.7.1 The proposals set out in the report are considered to be compatible with the Human Rights Act 1998. The proposals may interfere with an individual's rights under Article 8 of Schedule 1 to the Human Rights Act, which provides that everyone has the right to respect for their private and family life, home and correspondence. Interference with this right can only be justified if it is in accordance with the law and is necessary in a democratic society. The potential interference here has been fully considered within the report in having regard to the representations received and, on balance, is justified and proportionate in relation to

the provisions of the policies of the development plan and national planning policy.

## **7. CONCLUSIONS**

The NPPF states that there are three dimensions to sustainable development, namely economic, social and environmental and that these should be considered collectively and weighed in the balance when assessing the application.

The proposed development is considered acceptable in principle and is not considered to cause harm to either visual or residential amenity. There would be no material harm to neighbouring amenity and there would be no adverse effect on the street scene. The development also raises no material concerns in relation to parking or highway safety. The proposal is therefore considered compliant with both national and local planning policy and associated guidance.

On balance subject to the conditions the development causes no harm to the setting of nearby listed buildings and the character of the conservation area is unharmed.

## **8. RECOMMENDATION - APPROVE Subject to Conditions**

1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.
2. The development authorised by this permission shall be carried out in complete accordance with the approved plans and specification, as listed on this decision notice, except insofar as may be otherwise required by other conditions to which this permission is subject.
3. No further development shall be carried out up on the site, until details of all external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.
4. Within 1 month of the date of this permission a landscape scheme shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented concurrently with the development and completed within 12 months of the completion of the development. The Local Planning Authority shall be notified when the scheme has been completed. Any failures shall be replaced within the next available planting season and the scheme shall be maintained to the satisfaction of the Local Planning Authority. The planting shall be retained and maintained for a minimum period of 10 years by the property owner from the notified completion date of the scheme. Any plant failures that occur during the first 5 years of the notified completion date of the scheme shall be replaced with the same species within the next available planting season (after failure).
5. Within 3 months of the date of this permission the existing access to the site, within the limits of the public highway, shall be reconstructed and completed in accordance with plan number 2201/09/PL/06 revision C and retained throughout the life of the development.
6. The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plans.
7. Within 3 months of the date of this permission surface water associated with the driveway hereby approved shall be disposed of internally within the site to ensure no surface water run off onto the public highway. This shall be maintained for the lifetime of the development.

## Reasons

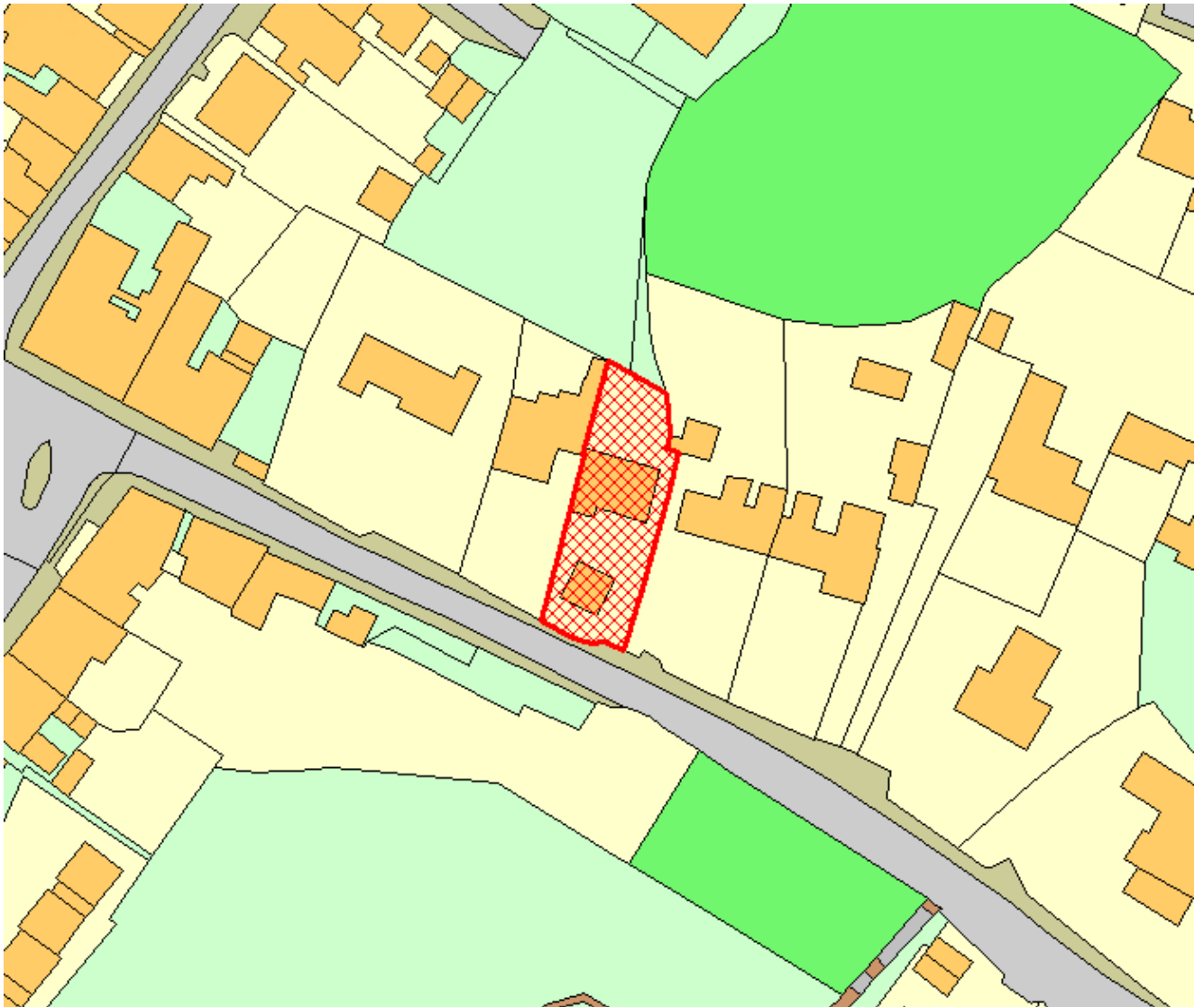
1. The reason for the imposition of these time limits is to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In order to define the permission and to avoid doubt.
3. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
4. To safeguard the visual amenity of the area, since development of this type would detract from the overall visual appearance of the residential area in accordance with policy EQ11 of the adopted Core Strategy.
5. In the interests of public and highway safety and convenience and to conform to the requirements of policy EQ11 of the adopted Core Strategy.
6. In the interests of public and highway safety and convenience and to conform to the requirements of policy EQ11 of the adopted Core Strategy.
7. In the interests of public and highway safety and convenience and to conform to the requirements of policy EQ11 of the adopted Core Strategy.

Proactive Statement - In dealing with the planning application the Local Planning Authority has worked in a positive and proactive manner by agreeing amendments to the application and in accordance with paragraph 38 of the National Planning Policy Framework 2021.

INFORMATIVE - The existing dropped crossing to the site shall be reconstructed. Please note that prior to the access being reconstructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application Form for a dropped crossing.

## Plans on which this Assessment is based

Plan Type	Reference	Version	Received
Street Scene	2201-09-PL07	Rev D	13 January 2023
Proposed Plans and Elevations	2201-09-PL06	Rev C	13 January 2023
Proposed Plans and Elevations	2201-09-PL05	Rev A	22 September 2022



5 Sandy Lane, Brewwood, Staffordshire ST19 9ET