

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

09-Dec-20

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
20/01445/FUL	Variation of condition 3 of application 17/01254/COU relating to extension of temporary time limit	Silhouette Dance Academy, Unit 33, Britannia Enterprise Park, Britannia Way	<i>No Objections. Parking should be within their allocated spaces and not on the road.</i>
20/01694/FUH	First floor side extension to form bedroom with en suite	11 Coltman Close	<i>No Objections</i>
20/01586/FUH	Single storey extension to side with 3no roof lights	32 The Leasowe	<i>No Objections</i>
20/01572/FUH	Single storey wrap around extension to side and rear, including alterations to front porch with new pitched roof	77 Weston Road	<i>No objections</i>
20/01458/FUH	Erection of garage extension	33 Blakeman Way	<i>No Objections</i>
20/01523/FUH	Single storey extension to front and first floor extension to side	1A Ferndale Road	<i>No Objections</i>
20/01422/LBC	Works to listed building to allow single storey extension to rear, loft conversion to form first floor extension with 8no rooflights, erection of single storey office pod outbuilding in rear/side garden and associated works	2 Patrick Mews	<i>No Objections</i>
20/01421/FUH	Single storey extension to rear, loft conversion to form first floor section with 8no rooflights, erection of single storey office pod outbuilding in rear/side garden and associated works	2 Patrick Mews	<i>No Objections</i>
20/01374/FUL M	Refurbishment, extension and conversion of Westgate House (Grade II listed) to create 4 no. apartments and 1 no. townhouse, conversion and extension of existing outbuilding to create 1 no. detached dwelling, conversion and extension of Westgate Cottage (Grade II listed) to provide boutique hotel (12 no guest suites) and spa and 6 no. apartments, erection of detached apartment building to provide 13 no. apartments, erection of 3 no. dwellings and detached garages, erection of garaging and 4 no. apartments over, basement car parking, bridge over Leomansley Brook, hard and soft landscaping, access and associated works.	Land and buildings At Angel Croft and Westgate, Beacon Street	<i>No Objections</i>

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20/01375/LBC	Refurbishment, extension and conversion of Westgate House (Grade II listed) to create 4 no. apartments and 1 no. townhouse, conversion and extension of existing outbuilding to create 1 no. detached dwelling, conversion and extension of Westgate Cottage (Grade II listed) to provide boutique hotel (12 no guest suites) and spa and 6 no. apartments, erection of detached apartment building to provide 13 no. apartments, erection of 3 no. dwellings and detached garages, erection of garaging and 4 no. apartments over, basement car parking, bridge over Leomansley Brook, hard and soft landscaping, access and associated works.	Land and buildings At Angel Croft and Westgate, Beacon Street	No Objections
20/01533/FUH	Erection of detached garage	Railway Cottage, Fossway Lane	No Objections
19/00761/LBC	Works to listed building to enable the repair, refurbishment, change of use and other associated works to various properties within Dam Street (2, 2a, 4, 6 and 8) and Quonians Lane (1, 2, 2a, 3 and 4)	Land and buildings At, Quonians Lane	Ward councillors have no objections in principle to the application. However while the original 4 storey blocks have been reduced to 3 storey blocks, we are concerned still that the reduction in height is not sufficient to mitigate their appearance in relation to other buildings. Further there has only been a small reduction in the number of apartments from 76 to 64. The Local Plan allocates provision for 47 dwellings. There should be a condition to granting planning permission that there should be provision of at least two electric charging points in the parking area due to the ban on sales of new diesel and petrol cars by 2030.

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19/00318/FUL M	Demolition of buildings to the rear of Quonians Yard and the erection of new buildings comprising of 64 sheltered apartments for older people, with associated communal facilities, parking and other ancillary works and the repair, refurbishment and change of use to various properties within Dam Street (2, 2a, 4, 6 and 8) and Quonians Lane (1, 2, 2a, 3 and 4) and associated works including works to highway	Land and buildings At, Quonians Lane	<i>Ward councillors have no objections in principle to the application. However while the original 4 storey blocks have been reduced to 3 storey blocks, we are concerned still that the reduction in height is not sufficient to mitigate their appearance in relation to other buildings. Further there has only been a small reduction in the number of apartments from 76 to 64. The Local Plan allocates provision for 47 dwellings. There should be a condition to granting planning permission that there should be provision of at least two electric charging points in the parking area due to the ban on sales of new diesel and petrol cars by 2030.</i>
20/01418/LBC	Replacement of all windows to front and rear and replacement of 1No. Door to rear	The Moat House, 14A Lombard Street	<i>No Objections</i>
20/01481/LBC	Removal of modern stud partitions, studding up of existing doorway and insertion of new stud partitions	28 & 30 Bore Street	<i>No Objections</i>
20/01452/FUH	Erection of single storey extension to rear	161 Birmingham Road	<i>No Objections</i>
20/01582/FUH	Single storey extension to side and rear	28 Redlock Field	<i>No objection - but ask that that when more detailed plans become available (eg If the apparent ridge height and resultant shading on the neighbouring plot on the east of the applicant plot is increased) that the officer takes this into consideration.</i>
20/01698/FUH	Single storey rear extension to form kitchen / lounge	7 Ivanhoe Road	<i>No Objections</i>

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20/01500/PND D	Amended plans and / additional information has been submitted in relation to the following: The applicant has on 11 November 2020 provided revised Elevation and Roof Plan drawings to be substituted in the original proposal, to incorporate increases of window sizes on the rear elevation and smoke and lift shaft indications on the roof.	Shire House, Birmingham Road	<i>REFUSAL based primarily on the following grounds:</i> 1. Scale of building i.e. 3 story and this height is excessive and will be over imposing in the street scene which comprises mainly low profile roofs and buildings well set back from the road adjacent to and opposite the application site; the elevation plans are unclear but even with the changes the building as a whole will be too high and overbearing on surroundings; poss 2 storey with 3rd set back into roof 2. Massing and concerns it will adversely impact upon the adjacent house and occupants' quality of living 3. Height of the roof line. 4. Design SPD states good design and appropriate for the area/ amenity, this is not considered to be 'good design' nor aesthetically related to the amenity and street scene, continued below
20/01500/PND D		Shire House - continued	5. External appearance is unacceptable with dark metal cladding and blue brick which is not in keeping with the area - consider lighter materials, 6. Not housing allocation site; does it comply with the LDF/policy etc ? 7. Flat roofed nature not appropriate for housing – the whole design is as though the building is 'not sure' if it is an industrial or housing scheme 8. As a residential block there are noise related issues for residents from surrounding activities and traffic – we note the request for a condition to include an Acoustically treated mechanical ventilation, of a design agreed with the LPA, should be applied to all noise sensitive rooms where windows must be kept closed; this is surely indicative of the inappropriateness of this development 9. There are issues with regard to existing trees and landscaping; we also note that the Arbicultural officer states they cannot support the application reflecting residents views also continued below

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App No.	Details	Site	LCC Recommendation
20/01500/PND		Shire House continued	<i>10. There are inadequate parking facilities and this area already suffers from potentially dangerous on road parking from employment and residential properties</i> <i>11. Concern re pedestrian safety are raised</i> <i>12. The bedsit sizes are barely acceptable in terms of current planning however the Sec of Stare will be bringing in the nationally described space standard starting at 39square metres including bathroom and 37 square metres without.</i>
20/01500/PND D	Prior Notification: Replacement of existing building with a block of 33 apartments (18no. X 1 beds and 15no. X 2 beds) plus ancillary accommodation including reception area, communal recreational space, bin and cycle storage. Amended plans submitted in relation to the following: The applicant has on 11 November 2020 provided revised Elevation and Roof Plan Drawings to be substituted in to the original proposal, to incorporate increases of window sizes on the rear elevation and smoke and lift shaft indications on the roof.	Shire House, Birmingham Road	REFUSAL based primarily on the following grounds: <i>1. Scale of building i.e. 3 story and this height is excessive and will be over imposing in the street scene which comprises mainly low profile roofs and buildings well set back from the road adjacent to and opposite the application site; the elevation plans are unclear but even with the changes the building as a whole will be too high and overbearing on surroundings; poss 2 storey with 3rd set back into roof</i> <i>2. Massing and concerns it will adversely impact upon the adjacent house and occupants' quality of living</i> <i>3. Height of the roof line.</i> <i>4. Design SPD states good design and appropriate for the area/ amenity, this is not considered to be 'good design' nor aesthetically related to the amenity and street scene, continued below</i>

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20/01550/PND		Shire House continued	10. There are inadequate parking facilities and this area already suffers from potentially dangerous on road parking from employment and residential properties 11. Concern re pedestrian safety are raised 12. The bedsit sizes are barely acceptable in terms of current planning however the Sec of Stare will be bringing in the nationally described space standard starting at 39square metres including bathroom and 37 square metres without.
20/01557/FUH	Single storey extension to rear	16 Weston Road	No Objections
20/01530/FUH	Erection of ground floor rear extension	38 Lincoln Close	No Objections
20/01628/FUH	Single storey extension to rear including 2no roof lights	25 St Margarets Road	No Objections