DELEGATED DECISION REPORT

SMD/2017/0066 **Valid 02/02/2017**	**LAND EAST OF BELLE VUE ROAD LEEK**	**OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED (EXCEPT ACCESS AND LAYOUT) FOR ERECTION OF DETACHED DWELLING** **(OUTLINE - MINOR APPS)**

MAIN ISSUES

- The principle of new dwellings in this location.
- The impact on the character and appearance of the area.
- The impact on residential amenity.
- The impact on highway safety.

DESCRIPTION OF SITE

The site is within the developed area of Leek and less than a mile to the north-west of the town centre. It comprises vacant land with an area of 0.02 hectares. There are two small adjoining garage buildings on the north-western boundary which appear to have formerly been used for storage (B8?) purposes. The rest of the site is open and unkempt. Access to it is via a narrow access track which runs along the south-west boundary. This is parallel to Belle Vue Road (which the track connects onto to the south-east and north-west) which lies a few metres above the access track and site as the land is on a slope which runs upwards from Macclesfield Road (to the north-east of the site) and beyond Belle Vue Road in a south-westerly direction. To the rear of the site (north-east) is a former chapel converted into 12 flats. This fronts Macclesfield Road. To the south-east side of the site there is a public footpath which runs along the side boundary of the site and links to Macclesfield Road to the north. To the other side of this is a single-storey red-brick industrial building which appears vacant. To the north-west side of the site is vacant (former industrial?) land which is the subject of a planning approval for a housing development. To the other side of Belle Vue Road to the south-west lies dwellings and apartments on the hillside. The area is characterised by a mix of former industrial land and mills and also residential development to the other side of the road.

PROPOSAL

The application is an outline application for one dwelling but with details of the access and layout to be determined (with all other matters i.e. scale, appearance and landscaping reserved for a future Reserved Matters planning application in the event of an outline approval). The drawings show a small dwelling with a footprint

8.5 x 5.5 metres and it appears there would be at least two-storeys. This would be placed along the south-east side boundary. Two parking spaces would be placed on the opposite side with a garden in the middle section of the site.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport
SS5a – Leek Area Strategy
H1 – Housing

National Planning Policy Framework

Sections 6 (Housing) and 7 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 17.3.17
Neighbour consultation period ends: 28.2.17
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

Recommend for approval

Environmental Health

No objection subject to conditions

Staffordshire County Council Highways

No objection subject to conditions

OFFICER COMMENTS

The principle of providing one dwelling in this sustainable location within the town of Leek is acceptable.

With regard to the impact on the character and appearance of the area, details of design are reserved for a future application but a two-storey house in the position shown on the drawings would not harm the character and appearance of the area comprising a mix of dwellings and former industrial buildings. The site is untidy and the proposal has the potential to improve the appearance of the immediate area. The dwelling would be no closer to the road than other dwellings in the area, including the one opposite and therefore the dwelling would not appear out of keeping with the nature of development in this area which is rather sporadic. There is a large tree on land to the west of the site, close to the north-west corner of the application site. However, the proposed house would be a considerable distance from the crown spread and the proposed parking bays are replacing existing garages so there is no concern about further damage to the tree.

With regard to residential amenity, the nearest windows at the Wesleyan Court apartment building (a converted chapel) would be 20.0 metres from the proposed rear elevation of the dwelling and would be at an angle to the rear elevation (i.e. avoiding direct overlooking into the existing windows of apartments). The nearest dwelling windows to the other side of the road (at No.99) would also be at an obscure angle to the front elevation of the proposed dwelling. All other existing windows would be a considerable distance to the proposed dwelling. Although the window positioning of the proposed dwelling is a reserved matter, a dwelling can be accommodated on the site without harming residential amenity by way of loss or privacy, loss of light provision or over-dominance. In terms of the impact on the future occupants of the proposed dwelling, the occupants are unlikely to be affected by significant noise or nuisance (beyond what is normally expected in an urban location) as the neighbouring industrial buildings are vacant. The proposed garden area appears slightly substandard in terms of its surface area in relation to the guidance in the Space About Dwellings SPG but not to the extend that this would lead to significant overall harm the residential amenities of the occupants.

With regard to highway safety, although the existing access road is narrow it is possible for cars parked in the parking area to turn into the road and access onto Belle Vue Road at two possible access points. There is not expected to be a significant increase in vehicle movements in relation to the possible re-use of the site for B8 storage purposes. A slight adjustment to the angle of the parking bays is required to allow more ease of access.

CONCLUSION / PLANNING BALANCE

To conclude, the proposed dwelling would be in a sustainable location and the layout of development shown on the drawing would not harm the character and amenities of the area or lead to any highway safety concerns.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 30.3.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council