DELEGATED DECISION REPORT

SMD/2017/0254 **Valid 20/04/2017**	**HOLLINSCROFT HOUSE** **UTTOXETER ROAD** **LOWER TEAN**	**PROPOSED DETACHED DORMA STYLE DWELLING AND NEW VEHICULAR ACCESS** **(FULL - MINOR)**

MAIN ISSUES

- Within the development boundary
- Scale, Siting and design
- Neighbour and street scene amenity

DESCRIPTION OF SITE

Hollinscroft House is a detached two storey pre or post war (c. mid 20th C) brick built house set back some 45m from the main Uttoxeter Road with a lawned front garden and hedged boundaries. Parking for the property is to the front with gated access off Hollinscroft Court. A modern detached, part two storey, part dormer property has been built forward and to the side (NW) of Hollinscroft House following a 2002 planning consent. Land rear (NE) of the house has been developed with seven detached residences following outline consents in 1988 and 1993 and full permission in 1996. Following outline consent in 2012 and reserved matters approval in 2013, a large detached dormer style house has been built to the SE of the application site on the opposite side of the driveway serving Hollinscroft Court. The application site is elevated by c.1m to 2m relative to Uttoxeter Road with a c.1m retaining wall and/or embankment behind the roadside pavement topped by a hedge.

PROPOSAL

The proposal is to accommodate a detached two storey dormer style house within the lawned front garden of Hollinscroft. The plot would occupy a 25m length of the front garden measured back from the Uttoxeter Road boundary and would be c.18m in depth from the boundary with Hollinscroft Court. The building would face Hollinscroft Court coming to within c.2m to 3m of the Hollinscroft Court driveway. A gable end with external expressed chimney stack and c.7.4m to the roof ridge would address the main Uttoxeter Road some 4m to 5m back from the roadside boundary. Vehicular access would be off Hollinscroft Court some 22m in from the Uttoxeter Road and immediately adjacent to an access which has been made to serve Hollinscroft House. A detached single garage is proposed rear of the property off the NE gable. A 20m portion of the Hollinscroft House front garden is retained to serve Hollinscroft House although this is largely laid out for parking and turning. The rear (NW) elevation would be inset some c.7m from the NW boundary. This allows a rear garden area of some c.120m2.

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
SS6a Larger Villages Area Strategy (Upper Tean)
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 1 to 17
Section(s) 7 – Requiring Good Design;

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2007/0722 – two storey rear extension including dormer window and single storey side extension.

CONSULTATIONS

Publicity
Site Notice expiry date: 15th June 2017
Neighbour consultation period ends: 23rd May 2017
Press Advert: N/A (*Add date if applicable)

Public Comments
None

Town / Parish Comments
Checkley Parish Council – no objection

Environmental Health
None

Staffordshire County Council Highways
No objections subject to conditions.

Tree officer
No objection. A large mature Beech tree protected as T56 under TPO No. SM.18 was found in 2016 to have significant Meripilus fungal infection of roots, combined with (no doubt associated) declining crown condition, so it was confirmed by the Council's Tree Officer that it could/should be removed. Under the TPO terms a replacement tree is required. This will need to be in approximately the same position.

OFFICER COMMENTS

Principle of Development
Within the Development Boundary development is acceptable in principle.

Design
Although Hollinscroft House is generously set back from Uttoxeter Road, the proposal building does not sit well and crowds in on the existing layouts and juxtaposition of properties. The proposal building would be tight up to the road frontages and this combined with the elevation of the plot would give the building a harsh prominence. Ideally the building would face the main Uttoxeter Road but in doing so would also need to be further set back and would then be likely to conflict in terms of Space About Dwellings and the safeguarding of amenity. The presentation of a prominent gable end to the road is at odds with the tenor of the existing properties which face the road and / or are well set back. The layout is also found specifically at odds with the host dwelling, Hollinscroft House, which has a strong front elevation design which is set off by its front garden. The proposal building, pressed close to the front of its site, would cut across this layout resulting in a poor streetscape aesthetic especially viewed from the south.

Consideration has been given as to whether a lower profile building with smaller footprint might fit in but there must be considerable doubt about this with the constraints of the location. Discussions have not been held as it is considered any such alternative that might be feasible would be significantly different.

Amenity
In terms of Space About Dwellings the Council's adopted SPG does not provide a direct comparison for the circumstances of this site. For directly facing principal windows the minimum separation distance required would normally be 22m. In the proposal here the rear elevation would face across the front garden of 34 Uttoxeter Road at right angles to the front elevation of No. 34. For the nearest windows the separation distance on a 45 degree angle would be c.17.5m as shown in the applicant's drawing 00367 AL(0)02 B. Intervisibility at ground floor level would be to some extent screened by an existing boundary hedgerow (for as long as that is retained). However views from first floor levels would occur between first floor windows of both properties and also looking down on to garden areas and ground floor windows of each neighbour. The relationship is not a comfortable one. The conflicts would be reduced if it weren't for the two first floor level windows of the rear dormers which would be principal windows – the third (middle window) would serve a stair well landing and not be considered a principal window. Nevertheless even this will give rise to a sense of overlooking for No.34. The relationships are considered more intrusive than arises in the case for example of side-by-side dwellings or facing dwellings typically separated by road.

There is a duty to replace the TPO tree which has been felled owing to disease. It is understood from the tree officer that commitments have been given to do this within the front garden area of No. 34. This will be some decades before it reaches anything approaching the size of the tree lost but would potentially shade the proposal plot in time. The tree officer though is content that with flexibility over the exact position of replacement it would be compatible with the application.

Highway Safety
No concerns raised by the Highways Authority.

CONCLUSION / PLANNING BALANCE
Whilst there is currently an ample front garden to Hollinscroft House – some 45m in length, its width at c.18m is narrow to fit an additional house with front and rear garden and the result is a narrow front garden to the new property leaving the house uncomfortably close to Hollinscroft Close, certainly in street scene design terms. The relationship to Uttoxeter Road is at odds with the character of the location. Both adverse effects are compounded by the elevated prominence of the site.

The relationship with No.34 Uttoxeter Road is less than ideal for the reasons set out under amenity above and on balance it is concluded this should form part of a reason for refusal .

The length of available front garden is the basis for this application but the garden width is not sufficient. Turning the house around to face in the same direction as Hollinscroft House would potentially solve the layout aesthetic but give rise to greater Space About Dwellings conflicts and therefore cannot be recommended.

In conclusion the proposal is found unacceptable in street scene relationship; relationship to the character spacing of the existing neighbouring properties and unacceptable in terms of the amenity conflicts with No. 34 Uttoxeter Road.

The Council's Planning Policy is always to seek good design and this is re-inforced by Government policy in the NPPF. This proposal does not meet these standards and is therefore recommended for refusal as contrary to policies SS6c, DC1 and DC3.

OFFICER RECOMMENDATION: Refuse

Case Officer: Arne Swithenbank
Recommendation Date: 15th June 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council