

DELEGATED DECISION REPORT

SMD/2016/0614
Valid 07/11/2016

**LAND ADJACENT 1 KING
EDWARD STREET
CHEADLE**

**PROPOSED RESIDENTIAL
ONE PERSON STUDIO
APARTMENT.**

(OUTLINE - MINOR APPS)

MAIN ISSUES

- Design, character and appearance;
- Amenity; and
- Highway safety.

DESCRIPTION OF SITE

This application relates to a vacant plot positioned on the northern side of King Edward Street, Cheadle, adjacent to no.1 King Edward Street. The site is bound by the rear boundaries of no. 26 and 28 Churchill Road to the west and the side site boundary of no.30 Churchill Road to the north. King Edward Street falls within the Cheadle Town Development Boundary and is predominantly residential in character.

PROPOSAL

Outline approval is sought with all matters reserved for the construction of 1 no. single person studio apartment, for single occupancy and associated off street parking. Though submitted in outline form indicative plans have been submitted and have been supported by a Design and Access Statement and additional images.

In accordance with the details submitted it is understood that the studio apartment will be in the form of a recycled shipping container, adapted to suit living accommodation. The container would accommodate a shower room, single bed, small seating area and 'POD kitchen'. The structure would be clad with vertical timber boarding. The front (south facing elevation) is to be fully glazed and would accommodate UPVC double entrance doors.

The proposed site plan indicates that the container would be positioned towards the northern half of the site in order to allow for on-site parking provision within the southern half of the plot.

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

SS5c Cheadle Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport
H1 New Housing Development
H2 Affordable and Local Needs Housing

National Planning Policy Framework

Paragraph(s) 1 - 17
Section(s) 6 and 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

CONSULTATIONS

Publicity

Site Notice expiry date: 28.03.2017
Neighbour consultation period ends: 02.03.2017
Press Advert: N/A

Public Comments

1 no. representation has been received and is detailed as follows:

The gates to provide access for the vehicle to this site will need to swing outward to block the pavement and restrict access to the driveway of number 1 George Street. As this has been considered and reviewed as I can see no details indicating this on the proposed plan. Will sewage access be via 1 George Street or will this be on a separate route?

Town / Parish Comments

Cheadle Town Council: No objection

Staffordshire County Council Highways

There are no objections on Highway grounds to this proposal.

OFFICER COMMENTS

Principle of Development

In accordance with policy SS1 the Council expects development and use of land to contribute positively to the social, economic and environmental improvements of the Staffordshire Moorlands. As outlined at paragraph SS1a, when considering development proposals the Council will take a positive approval that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. This means that planning applications which accord with the

relevant policies of the Core Strategy will be approved without delay, unless material considerations indicate otherwise.

In accordance with policy SS5c, the Council and its partners will seek to expand the role of Cheadle as a significant service centre and market town. This is to be achieved by increasing the range of affordable house types and higher market housing, especially for first time buyers. As stated at policy H1, new housing development should provide for a mix of housing sizes, types and tenure. All new development will be assessed according to the extent to which it provides for high quality, sustainable housing and to which it meets identified local housing market needs. Residential development and redevelopment on unidentified (windfall) sites will be permitted up to an indicative maximum scheme size of 9 within the Development Boundaries of the towns and villages.

The application site is located within a sustainable location, with the defined Cheadle Town Development Boundary. In accordance with policies SS1, SS1a, SS5c and H1 the principle of development is considered to be acceptable.

Design

In accordance with policy DC1 all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character of the area. In particular, new development shall be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area. Furthermore development should be designed to respect the site and its surroundings and promote a positive sense of plans and identity through its scale, density, layout, siting, landscaping, character and appearance, in line with the Council's Design SPG.

It is stated at paragraph 63 of the NPPF that in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area. However, it goes on to state at paragraph 64 that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area and the way it functions.

The immediate locality is characterised by two storey brick built semi-detached, detached and terraced dwellings. The proposed development would be incongruous to the prevailing character of the area and appear at odds with the character of the streetscene. The development would relate closest to an existing breezeblock garage that is positioned on the adjacent plot. However this clearly reads as a domestic outbuilding as opposed to an independent dwelling and therefore fails to offer a comparable form of development. In conclusion, this application fails to relate to character of the locality in terms of scale, density, character and design; and is therefore considered contrary to Core Strategy policy DC1 and Chapter 7 of the NPPF.

Amenity

In accordance with policy DC1, all new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposed unit would measure 15 square meters and is proposed to form independent accommodation for a single occupier and shall be inclusive of all of the basic amenities that one would expect. The only area of glazing located within the unit would be located within the south facing elevation. This would be positioned 6m from the back edge of the pavement and would offer very limited privacy to the future occupants of the unit. Additionally, the external amenity space of 44 square meters would fall significantly below that normally expected in accordance with the Council's Space About Dwellings SPG. Furthermore, this useable space provided would be located forward of the principle elevation fronting onto King Street, which is identified for on-site parking. The proposed unit would present a substandard level of accommodation and amenity for future residents that would fail to accord with policy DC1 of the Core Strategy, Chapter 7 of the NPPF and the Council's Space About Dwellings SPG.

Highway Safety

All development should provide for safe and satisfactory access and make a contribution to the parking requirements arising from the development. 1 no. on-site parking space would be provided that is considered sufficient to serve 1 no. bedroom unit. No objection has been received from the Staffordshire County Council Highways Section.

CONCLUSION / PLANNING BALANCE

In conclusion, this application fails to relate to the character of the locality in terms of scale, density, character and design; and is therefore considered contrary to Core Strategy policy DC1 and Chapter 7 of the NPPF. Furthermore, the proposed unit would present a substandard level of accommodation that would fail to accord with policy DC1 of the Core Strategy, Chapter 7 of the NPPF and the Council's Space About Dwellings SPG.

OFFICER RECOMMENDATION : Refuse

Case Officer: Lisa Howard

Recommendation Date: 23.06.2017

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

