**DELEGATED DECISION REPORT**

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| **SMD/2017/0287** | **GREENDALES** | **DETACHED POOL HOUSE** |
| **Valid 03/05/2017** | **CHEDDLETON HEATH** | |
| | **ROAD** | **(FULL - HOUSEHOLDER)** |
| | **LEEK** | |

## MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Impact upon residential amenity;
- Highway safety;
- Biodiversity.

## DESCRIPTION OF SITE

The application site consists of a large, white rendered, detached dwelling known as Greendales. The dwelling has recently benefitted from extensions and alterations and works to the dwelling are still under way. To the rear of the dwelling is a detached triple garage (currently under construction). The remaining parts of the site are open and undeveloped. The site has been cleared of all vegetation, apart from that around parts of the boundary. Whilst land levels around the site do vary, the part of the site where the proposed pool house would be built is relatively level and the plans do not show any alterations to this arrangement.

## PROPOSAL

The application is for a detached, pitched roof, pool house building with an overall ridge height of just under 6m.The building would have a feature gable to the front elevation and a triple gable (lower ridge height to the main building) to the rear, allowing for additional footprint without creating excessively wide gables. The building would be positioned within the space between the main house and the already approved (and under construction) garage block. The height of the proposed building would match the approved garage block. Proposed materials are tiles and render to match the existing house.

## RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

### Core Strategy Development Plan Document (Adopted 2014)

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| SS1 | Development Principles |
| SS1a | Presumption in Favour of Sustainable Development |
| SS6c | Other rural areas strategy |
| DC1 | Design Considerations |
| DC3 | Landscape and settlement setting. |
| R1 | Rural diversification |

R2 Rural housing
T1 Development and sustainable transport

**National Planning Policy Framework**

Paragraph(s) 1 to 17.

Section(s) Chapter 7: Requiring good design
Chapter 11: Conserving and enhancing the natural environment.

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

SMD/2016/0126 Two storey front and rear extensions. Front and rear dormers, alterations to façade and new access. Approved.

SMD/2016/0512 New garage, swimming pool and annex accommodation. Withdrawn.

SMD/2016/0662 Resubmission of application SMD/2016/0126. Approved.

SMD/2016/0802 Triple garage with artists studio above (resubmission of SMD/2016/0512). Approved.

**CONSULTATIONS**

**Publicity**

Site Notice expiry date: 23rd June 2017.
Neighbour consultation period ends: 8th June 2017.

**Public Comments**

No representations received.

**Town / Parish Comments**

No representations received.

**Staffordshire County Council Highways**

No objections on highways grounds. Conditions as recommended for previously approved application (SMD/2016/0802) should be replicated if planning permission is approved.

**OFFICER COMMENTS**

**Principle of Development**

It is noted that application SMD/2016/0802 allowed for the erection of a detached double garage and that the principle of detached outbuildings at this site has already

been accepted but each application must be determined on its own merits. Matters to consider during the determination of this application are therefore design/visual impact, residential amenity, highway safety and biodiversity.

**Design/visual impact**

The site has been the subject of a number of relatively recent planning applications for extensions to the dwelling and the erection of domestic outbuildings. This application is linked to that of SMD/2016/0512 which proposed a large detached building to provide a swimming pool, garage and annex accommodation. The case officer at the time raised concerns over the proposal in terms of the large size, scale, bulk, massing, form and design of the proposed building and the application was subsequently withdrawn. Application SMD/2016/0802 was then submitted for a detached triple garage with artist's studio above, this was approved on 2nd March 2017 and is currently under construction. The current application proposes a second detached building to be used as a pool house, by submitting two applications the applicants are securing the development they require whilst reducing the size of the physical building development which was previously considered to be unacceptable.

The pool house would have a pitched roof with a height of just under 6m, a feature gable to the front elevation and a triple gable arrangement to the rear of the building. A small covered veranda area would be located to the front of the building and full height glazed doors would be located at the front of the building, wrapping around the northern corner. Proposed building materials would be render and tile to match the existing house.

It is considered that the design of the pool house building is acceptable. The use of matching materials and its gable design ensures that the building takes on some of the design features from the main house and also from that of the nearby triple garage. Whilst the pool house building is large (footprint of approximately 9.2m wide and 7.8m deep) it is smaller than the approved triple garage and clearly is a building of subordinate size to the main house and designed for its intended purpose. The main house and the plot on which it sits are both large. Although the triple garage is being built it is not considered that the erection of the pool house building would have any adverse significant openness impact and would not constitute overdevelopment.

**Amenity**

Policy DC1 of the Core Strategy requires that as well as being well designed, development should be acceptable in terms of its impact upon residential amenity. In this instance it is considered that the pool house building would not have any adverse impact upon the amenity of surrounding properties by means of being overbearing or causing any overshadowing. The dwelling to the west of the site 'Heathcote' is located a significant distance away, some 56m would separate the pool house with this dwelling at their nearest points. To the east is a property known as 'Koinonia' and whilst it is closer to the intended location of the pool house there would still be a generous separation distance of some 19m. The pool house would be seen from the 'Koinonia' dwelling but would be far enough away so as not to

cause any principal window impact. For these reasons it is considered that the proposal is acceptable in terms of neighbour amenity impact.

**Highway Safety**

There is already a vehicular access to the application site. Of particular note is that the garage application included a number of highways related conditions to secure safe access to the site. The Highways officer has not raised any objections to this application and simply requests that the highways conditions requested for SMD/2016/0802 (garage) are duplicated here.

**Biodiversity**

The site has been significantly cleared of vegetation but it is noted that there were no protected trees on the site. Similar to the approved garage building application it is recommended that a landscaping condition is added. Securing a landscaping plan is important, the site currently has a stark and bare appearance, out of keeping with its greener surroundings.

**CONCLUSION / PLANNING BALANCE**

Whilst the pool house building is large it is considered that it is of an acceptable size for this location. The main dwelling and the plot of land on which it sits are very large and therefore permitting this application would not lead to overdevelopment of the site. The design of the pool house building is acceptable, taking design features and finishes from the main house and its positioning between the house and the approved garage would ensure that there is less of an openness impact than if the garage was sited elsewhere on the plot. The proposal raises no adverse neighbour amenity issues due to the significant separation distances between the proposed building and surrounding dwellings and a landscaping condition would go some way to softening the appearance of the plot. Similar to the approved garage application, it is recommended that Class E Permitted Development Rights are removed. Whilst this condition/restriction has already come into effect with the commencement/implementation of the garage building (SMD/2016/0802) adding the same condition to this permission effectively means that in the (very) unlikely scenario that the garage was demolished prior to the pool house being built, the site would still have Class E buildings restricted.

**OFFICER RECOMMENDATION :** Conditional approval

**Case Officer: Lisa Jackson**
**Recommendation Date: 28th June 2017.**

X 

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**