

## DELEGATED DECISION REPORT

---

**SMD/2017/0478**  
**Valid 12/07/2017**

**CROXTON 76 TEAN ROAD**  
**CHEADLE**

**PROPOSED NEW DWELLING**  
**ADJACENT TO 76 TEAN ROAD**

**(FULL - MINOR)**

---

### MAIN ISSUES

- Design
- Amenity – street scene and neighbours
- Highway Safety
- Coal – low risk area

### DESCRIPTION OF SITE

The site is within the plot of a previously extended detached two storey brick and tile house in a space to its south side between the south gable and a neighbouring semi at No. 78 Tean Road. The properties front on to Tean Road and are accessed by separate driveways crossing the roadside pavement and a grassed verge. The application site is currently occupied in part by a large detached double garage which is set back so as to be in line more-or-less with the semi to the south. Croxton and properties north stand closer to the road though still retaining front garden space. There is a semi-mature and well-formed Copper Beech towards the roadside edge of the plot within the application site. The south gable of Croxton is well windowed overlooking the application site. The site appears to have been partly raised up in connection with the construction of the double garage. The neighbour at 78 is at a lower level by c.0.75m.

### PROPOSAL

To demolish the detached garage and erect a two storey four bedroomed detached house with new road access drive. In response to SCC Highways an amended plan 00508PL(0)10 Revision C has been received which clearly separates the drive to Croxton and minimises the widths of both the existing and proposed new access points.

### 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

## **National Planning Policy Framework**

Paragraph(s) 1 to 17

Section(s) 7 – Requiring Good Design

### **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

00/00539/FUL – two storey side extension and detached double garage – approved

02/01223/FUL – two storey side / single storey rear extensions and detached garage – approved

SMD/2014/0560 – dropped kerb and vehicular access – refused

SMD/2016/0718 – Proposed garage conversion to dwelling, front extension and raising the ridge height to create a first floor – withdrawn

### **CONSULTATIONS**

#### **Publicity**

Site Notice expiry date: 22<sup>nd</sup> September 2017

Neighbour consultation period ends: 25<sup>th</sup> August 2017

Press Advert: N/A

#### **Public Comments**

None

#### **Town / Parish Comments**

Cheadle Town Council – no objections

#### **Severn Trent Water**

No objections to the proposals subject to the inclusion of the following condition:

- The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and
- The scheme shall be implemented in accordance with the approved details before the development is first brought into use. This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

#### **Environmental Health**

No objections subject to condition to add construction time restrictions in respect of noisy activities due to being an established residential area; also in relation to possible coal being in a low risk coal mining location as identified by the Coal Authority.

#### **Staffordshire County Council Highways**

Initial objection now in support following receipt of further information and revised plan subject to conditions.

## **OFFICER COMMENTS**

### **Principle of Development**

Acceptable in principle being within the town development boundary.

### **Design**

The proposal is a conventional modern two storey development much in keeping with the range of styles to be found along Tean Road especially those north of No.76.

### **Amenity**

The rear garden of the proposal property would be from 8m to 10m in depth across a width of c.10m meaning that at least 80m<sup>2</sup> of rear garden space would be available which exceeds the Council's adopted minimum requirement of 65m<sup>2</sup>. However due to the size of property at four bedrooms and the importance of maintaining amenity space it would be appropriate to remove PD rights to the rear.

The proposal leaves some 13m x 12m or 156m<sup>2</sup> available to the rear of the host property at No 76 again exceeding the minimum requirement.

There are no conflicts of window privacy or overlooking in relation to 78 Tean Road. Although this property is not shown with complete clarity on the submitted plans a desk assessment has been possible using the Council's own GIS images and data to check such parameters as the 45 degree horizontal and vertical plane tests. In the horizontal plane the proposal would be well within the 45 degree line projected from the ground front facing windows of No. 78. In the vertical plane the development is judged to be just within the 45 degree vertical plane angle in relation to the ground floor front window closest to the application property.

Although the submitted plan mapping shows land to the rear as a garage court, consent was granted under 13/00083/FUL for 3 dwellings. These have been built and are positioned at right angles to and north of the application site so that they do not face it directly. The separation distance is at least c.22m which would be accepted as sufficient separation for directly facing principal windows which would not arise in the case here – being at right angles.

The host dwelling at No.76 has several windows in its south gable which would be built across in close proximity as a result of these proposals. These have been stated by the applicant to be at first floor from the back: a secondary window, as the room is also served by a principal window facing out to the rear; a landing window and a further secondary window serving a room which has as its principal window one facing to the front. At ground floor the window at the rear is a principal window and the applicant has suggested that a condition be attached in the event of consent to require this to be closed up and a new window inserted in the rear elevation. The window at the front of the gable is secondary to the large bay on the front elevation of the house.

Due to the variation in levels across the existing site and due to the neighbouring property at 78 being at a lower level it would be appropriate to require details of levels to be submitted and approved in advance of development beginning.

### **Highway Safety**

Modifications to the proposal submitted in response to the Highways comments along with demonstration of turning space have improved the proposal. The prominent semi-mature Beech tree to the front would stand between the two entrances and a condition should be attached to require this tree to be safeguarded.

### **CONCLUSION / PLANNING BALANCE**

From the assessment above it is clear that the proposed dwelling is acceptable in principle and raises no adverse impacts for neighbours or street scene and is suitable in design for this location.

**OFFICER RECOMMENDATION :**     approve

**Case Officer:** Arne Swithenbank

**Recommendation Date:** 23<sup>rd</sup> November 2017

X *B.J. Haywood*

---

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**