DELEGATED DECISION REPORT

SMD/2017/0623 **Valid 01/11/2017**	**THE HAWTHORNS** **EARLSWAY** **WATERHOUSES**	**APPLICATION FOR APPROVAL OF RESERVED MATTERS IN RESPECT OF SMD/2014/0761 - CONSENT SEEKING FOR LAYOUT OF SITE, SCALE OF THE BUILDING, APPEARANCE OF THE BUILDING AND LANDSCAPING OF THE SITE** **(FULL - MINOR)**

MAIN ISSUES

- 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 a short distance outside of the former development boundary for Waterhouses village which lies to the north. It comprises part of a former quarry which is now occupied with industrial/storage uses and buildings ("The Hawthorns") and is accessed via an access track which adjoins Earlsway (a C class road) to the west. A dismantled railway line with car parks and kiosk building lie to north of the site down a slope towards the centre of the village. Industrial buildings lie to the south. Open land to the other side of the quarry bank (in the rear part of the site) lies to the east. The site being within the former quarry is fairly flat (other than the bank to the east) despite the sloping land down to the north and west and upwards to the east.

PROPOSAL

This is a Reserved Matters application following the grant of outline permission for one dwelling under a 2014 application. The details sought for approval under this application are siting, scale, appearance and landscaping. The access was approved as part of the outline application. The drawings show a 9.0 metres high two-storey detached brick-and-tile dwellinghouse with a fairly conventional design including gable-ended roof and front double garage projection and front facing gable end feature. It is a fairly traditional form which also includes features such a chimney at the side a front bay window and canopy although much of the fenestration appears quite modern with wide windows of horizontal emphasis and patio doors on the rear elevation. The private access road would lead to a driveway and parking area (with Broadstone Lumley block paving) for the house to the front of it (west) and

there would be a rear garden leading to the earth bank to the east. A planting and landscaping scheme has been included with full specifications. Two new trees would be planted to the front of the house to supplement existing trees existing to the north and east of the site. The front boundary would be marked by a 1.1m traditional stone wall. The dwelling would have finishing materials comprising Furness Natural Orange brick and Staffs Blue plain clay tiles. The windows and doors would be made of cream painted timber. Rainwater goods and gutters would be black.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SS6a Large Villages Strategy
SS6c Other Rural Areas Strategy
SS7 Churnet Valley Strategy
DC1 Design Considerations

National Planning Policy Framework

Section 6 (Housing) and 7 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

12/01063. Outline application for the redevelopment of the wider quarry site including demolition of industrial buildings and erection of five dwellings. Refused. Appeal dismissed.

SMD/2014/0761. Outline application for one dwelling. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 26.12.17
Neighbour consultation period ends: 26.12.17
Press Advert: N/A

Public Comments
None.

Town / Parish Comments
None.

Highways

No objection subject to standard parking/turning condition.

Tree/Landscaping Officer

No objection. Despite an old and not updated tree report being submitted, the proposed development would not harm the trees around the site and the landscaping scheme is acceptable. Conditions recommended.

OFFICER COMMENTS

The site is well screened in the landscape and from the public realm by the distance from the nearest roads, the quarry bank to the east, buildings to the south and trees to the north and east. The development, comprising a dwelling with a height of 9.0 metres, would remain well screened. The chosen design and appearance for the dwelling is appropriate in this location and has some traditional features found in the wider area. The materials are also acceptable. It would not be out of keeping with the wider area.

With regard to the proposed landscaping, this is acceptable in this location and all the specific planting details have been submitted avoiding the need for a pre-commencement condition. The development would not harm the existing trees close to the site boundaries.

There are no nearby dwellings and therefore the height of the dwelling and window positioning would not give rise to any residential amenity problems.

The parking and turning layout is acceptable and therefore no harm would result to highway safety.

None of the details submitted would be in conflict with the outline approval and the conditions attached to it.

CONCLUSION / PLANNING BALANCE

The reserved matters details for the dwelling would not harm the visual and residential amenities of the area.

OFFICER RECOMMENDATION : APPROVE RESERVED MATTERS

Case Officer: Chris Johnston
Recommendation Date: 12.1.18

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council