

DELEGATED DECISION REPORT

SMD/2017/0751
Valid 15/11/2017

GREENDALES
CHEDDLETON HEATH
ROAD
LEEK

DETACHED POOL HOUSE.
(FULL - HOUSEHOLDER)

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. To the rear of the dwelling is a detached triple garage. 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 the erection of a detached building which would consist of a swimming pool/spa area on the ground floor with a spiral staircase leading to a gym area within the roof space. The submitted plans do show the presence of a triple garage however this does not form part of this application, it is simply a building which would sit adjacent to the proposed pool house/gym.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

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 Withdrawn.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.
SMD/2017/0287	Detached Pool House. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 30/1/18
Neighbour consultation period ends: 14/12/17

Public Comments

No representations received.

Town / Parish Comments

Leek Town Council: Recommend approval. Not unneighbourly.

Minerals (Staffordshire County Council): No objections. The County Council as the Mineral and Waste Planning Authority has no comments on this application as the site is:

- Not within or near to any permitted waste management facility; and
- Exempt from the requirements of Policy 3 – Mineral Safeguarding in the Minerals Local Plan for Staffordshire 2015 – 2030.

Severn Trent Water: No objections

OFFICER COMMENTS

Principle of Development

Previous planning applications have established the principle of allowing detached outbuildings at this site. However each application must be determined on its own merits and therefore the matters to consider are those of 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 essentially a design amendment to previously approved application reference SMD/2017/0287.

The proposed building would have an overall ridge height of approximately 6m and a footprint of approximately 6.3m x 9.2m. The plans show a small front projecting feature gable containing a vertically emphasised, almost full height window to allow light into the stairwell. Concertina style doors would wrap around two sides of the building providing direct access to the pool area whilst a first floor gable window would serve the first floor gym area. 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. The proposed pool house is smaller than the adjacent approved triple garage and is clearly a building which is subordinate in size to the main house. Positioned between the house and the triple garage it is not considered that the pool house would cause any significant visual harm. Due to the large size of the plot there are no overdevelopment concerns.

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, 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. 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 subject to conditions.

Biodiversity

The site has been significantly cleared of vegetation but it is noted that there were no

protected trees on the site. At the request of the council's Arboricultural officer the applicant has submitted an amended plan to show improved planting/screening to the south-east boundary. Previous applications included a condition to secure these details but in this instance the application included the plans for consideration prior to determination of the application. The planting proposals are now acceptable and no planting related condition is required.

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, incorporating design features and finishes from the main house. Its positioning between the house and the approved garage would ensure that there is less of an openness impact than if it was sited elsewhere on the plot. Of note is a recently approved application which was also for a pool house. The two pool house applications relate to the same spot within the application site, therefore it would not be possible to implement both schemes, the applicant has a choice as to which permission to implement.

The proposal raises no adverse neighbour amenity issues due to the significant separation distances between the proposed building and surrounding dwellings. Similar to previous applications 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. For these reasons it is recommended that the application is approved.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 23/3/18

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council