

DELEGATED DECISION REPORT

SMD/2017/0542
Valid 30/08/2017

BRULAND CLEWLOWS
BANK
BAGNALL

PROPOSED DETACHED
DWELLING WITH ATTACHED
GARAGE

(FULL - MINOR)

MAIN ISSUES

- Principle of development;
- Design/visual impact;
- Amenity;
- Highways;
- Trees/landscaping;
- Environmental Health.

DESCRIPTION OF SITE

The application site is part of the garden area belonging to a detached dwelling known as Bruland, Clewlovs Bank, Bagnall. Bruland is a detached, previously extended, dormer style dwelling with large parking/turning areas to the front of the house, detached garage and large garden to its south, south east and eastern sides. The land gradually rises towards the south of the site and is bounded by a mix of panel fencing and hedgerows. To the north and east of the site there are a number of detached dwellings which front onto Clewlovs Bank. The application site is within the Bagnall Village Development Boundary, it does not form part of a Conservation Area and there are no Listed Buildings either within or adjacent to the application site. The open countryside to the west of Bruland is designated as Green Belt.

The application is accompanied by a Design and Access Statement

PROPOSAL

The application is for the erection of a detached dwelling with integral garage which would be accessed by sharing the drive currently leading to Bruland. The dwelling would be north facing and have its own parking/turning area to the front of the house. The new accommodation would be spread over two floors, the ground floor consisting of a lounge, integral garage, laundry room, WC, inner porch and open plan kitchen/living area. On the first floor there would be 4 bedrooms, ensuite and a separate shower room. From the rear the dwelling would take the appearance of a dormer bungalow whilst to the front the dwelling there would be a dormer window and also a two storey projecting gable. External amenity space would be provided to the front and rear in the form of a parking/turning area and garden and patio.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6b	Smaller Villages Area Strategy
SD1	Sustainable Use of Resources
H1	New Housing Development
DC1	Design Considerations
NE1	Biodiversity and Geological Resources
T1	Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s);

- 1: Building a strong, competitive economy.
- 4: Promoting Sustainable Transport
- 6: Delivering a Wide Choice of High quality Homes
- 7: Requiring Good Design
- 11: Conserving and Enhancing the Natural Environment

Supplementary Planning Guidance

- 1. Space About Dwellings.
- 2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.
- 3. Staffordshire Moorlands Design Guide

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

02/00401/FUL	First floor extension including two front dormer windows and first floor side balcony. Approved.
02/00163/FUL	First floor extension including two front dormer windows and first floor front/side balcony. Refused.
04/01038/FUL	Attached garage with balcony/external staircase. Approved.
SMD/2014/0109	Proposed first floor dormer extension with covered way beneath and creation of feature dormers to the rear elevation. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 2/11/17

Neighbour consultation period ends: 10/10/17

Public Comments: Three representations received, two of which are objections to the application. The comments can be summarised as follows;

- Potentially 10 vehicles (from existing and proposed dwelling) using the narrow driveway which exists onto a blind bend;
- Concerns over road user and resident safety;
- Development will be seen from the Manor Farm Lane public footpath;
- Proposed development would be substantially taller than surrounding properties;
- Trees on the site are over 40 years old, not 15-20 as stated;
- Outlook from 'Grayford' will be seriously threatened by a development which will be approx. 3 times higher than the boundary fence;
- Restrict sunlight during the summer months;
- Result in the loss of privacy, outlook and light;
- Smaller part of the building will be next to the owner's property whilst the larger, two storey part will be placed near to neighbours property;
- Shoe-horned into a limited space to the detriment of all existing properties;
- Infrequent bus service and no shops, doctors or schools in the village, residents will need to frequently use vehicles;
- Property will be within 3m of the boundary fence and the parking/turning area even closer;
- Proposed dwelling will not compliment the existing surrounding properties, it will devalue them;
- Development will cause excess surface water run-off into neighbouring gardens, increasing the risk of flooding;

Bagnall Parish Council: No representations received.

Environmental Health: No objections subject to conditions.

Severn Trent Water: As the proposal has minimal impact on the public sewerage system there are no objections to the proposals.

Staffordshire County Council Highways: No objections on highways grounds. No recommended conditions.

OFFICER COMMENTS

Principle of Development/Policy Context

The Local Planning Authority is required to determine applications in accordance with the Development Plan, unless there are material circumstances which indicate otherwise and in determining these applications, it shall have regard to the

provisions of the Development Plan, in so far as material to the application and to any other material considerations.

Core Strategy Policy SS1a establishes a 'Presumption in Favour of Sustainable Development' in line with the National Planning Policy Framework (NPPF) where: (1) planning applications that accord with policies within the Core Strategy will be approved without delay and (2) where there are no relevant policies or they are out of date, the Council will grant planning permission unless material considerations indicate otherwise considering:-

I. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or,

II. Specific policies in within the NPPF indicate that development should be restricted.

It is acknowledged that the Council cannot demonstrate a 5 year supply of housing. In such circumstances paragraph 49 of the Framework advises that relevant policies for the supply of housing are considered to be out of date and applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 14 of the NPPF states that for decision taking this means granting planning permission unless, inter alia, specific policies in within the NPPF indicate that development should be restricted.

The application site is located within the Bagnall Village Development Boundary and is a garden plot currently belonging to a dwelling known as Bruland. Bagnall is identified as a smaller village within the Core Strategy where it is acknowledged that whilst such areas may be more limited in terms of services provided they are 'vital to the rural areas particularly in terms of providing for local housing.' It is recognised that within smaller villages a major issue is the loss of local population through the lack of housing opportunities. For the aforementioned reasons it is considered that the proposal for a single new build dwelling is acceptable in principle. Matters to consider therefore include design/visual impact, amenity, highways, trees/landscaping and environmental health.

Design/visual impact

The design of the dwelling has been slightly amended since submission of the original plans. The dwelling would stand at approximately 7.5m high (to the ridge), there would be dormer windows to the front and rear and a two-storey, projecting gable to the front of the house which would contain a bedroom window at first floor level and integral garage on the ground floor.

Two sets of outwards opening French doors and full height concertina style glazed windows will allow direct access to the rear amenity space whilst also allowing natural light to enter the lounge, kitchen and living room areas.

Materials can be conditioned however the submitted plans indicate that Staffordshire Blue Clay tiles and a red/brown facing brick may be used.

The design of the dwelling is considered to be acceptable and whilst the single storey side wing is an unusual feature it does not detract from the form of the main dwelling block.

The site is set back from Clewlow's Bank behind a number of roadside fronting dwellings and does not form a prominent part of the street scene. There is open space to the south of the site and a footpath runs near to the Manor House property further to the south-west where views of the proposed dwelling may be possible. The occupants of some of the Clewlow's Bank dwellings which back onto the application site are likely to view the proposed dwelling. However the potential for viewing the property from outside of the plot does not raise any material planning objections. For these reasons it is considered that the scheme does not raise any material visual impact objections.

Amenity

The scheme would provide external amenity space to the rear of the dwelling. The roughly wedge shaped plot and the staggered shape/positioning of the rear house wall means that the site will accommodate a rear garden with a depth ranging between approximately 11m and 17m. The garden area more than meets the council's amenity standards in respect of outdoor amenity space.

The new dwelling will have some impact upon the Bruland property and a number of the Clewlow's Bank fronting dwellings. The generous size of the Bruland application site means that there would be no direct overlooking of any of the Bruland principal windows. Bruland will still sit within a sizeable plot and benefit from generously sized amenity space. It is inevitable that some overlooking of gardens will occur but this is not an unusual arrangement within a residential area. The matter to consider is whether or not the impact would cause adverse amenity issues by taking into account the Council's adopted Space About Dwellings standards which require a distance of 21m between principal windows and 13m between flank elevations and principal windows. Objections have been received from some residents concerning matters such as overlooking, sunlight restriction and loss of outlook. It is noted however that the Greyford dwelling sits roughly 17m away from the eastern boundary of the application site and Hill Top some 30m away. There would be no principal windows within the side (boundary facing) elevation and the new dwelling would not therefore contravene any separation amenity standard. However, it is considered to be prudent to impose an obscured glazing condition to avoid any overlooking.

Highways

The site currently benefits from vehicular access. The proposed development would share the current drive which links to Clewlow's Bank. There would be parking and turning space to the front of the new dwelling as well as an integral garage. The County Highways officer assessed the original plans, raised no objections and did not recommend any conditions. The officer has also viewed the amended plans (integral garage and redesigned parking/turning area) and has confirmed that there are still no objections and no conditions are required.

Trees/Landscaping

There are no protected trees within or on the boundary of the application site. There are trees/planting on the application site boundaries as well as a timber panel fence. The improvement of boundary planting/screening could be dealt with by means of a condition.

Environmental Health

The Environmental Health officer raises no objections to the proposal. It is noted that there are other domestic properties within the area and as such a condition has been recommended to restrict the hours/days in which noisy activities/development can be undertaken. Environmental health officer's have also recommended an 'unexpected contamination' condition.

CONCLUSION / PLANNING BALANCE

The council cannot demonstrate a 5 year housing land supply and therefore there is a presumption in favour of sustainable development. Approval of the scheme will provide a small but valuable contribution towards the 5 year housing land supply. The plot is large enough to allow for a development which would not conflict with the council's Space About Dwellings standards, either in terms of amenity for future occupants of the proposal or for occupants of surrounding/existing residential dwellings. Furthermore there are no design, visual impact, highways, landscaping or Environmental Health objections.

For these reasons it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 18/04/2018

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council