DELEGATED DECISION REPORT

SMD/2017/0674 **Valid 17/10/2017**	**WYN DENE LEEK ROAD** **LONGSDON**	**REMOVAL OR VARIATION OF A CONDITION. REF SMD/2014/0748 - PLANS** **(FULL - MINOR)**

MAIN ISSUES

- Green Belt
- Design
- Amenity

DESCRIPTION OF SITE

The application site relates to a large three storey detached dwelling accessed via a private driveway off Leek Road in Longsdon. The application site is located within the Green Belt. It was originally granted planning permission in March 2015 and works have commenced in February 2018.

PROPOSAL

The application seeks to vary condition 2 relating to planning permission SMD/2014/0748. Condition two was for the approval of plans and stated the following:

> *The development hereby approved shall be carried out in accordance with the following submitted plan:*
> *Drg 1342-01*
>
> ***Reason:-***
> *To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.*

The applicant now wishes to amend the plans which were submitted in the following ways:

- Omit window from South West Elevation
- Increase width of roof window on South West Elevation
- Omit 2 roof windows from South East Elevation
- Add two high level dormer windows on South East Elevation (rear)
- Amend detail of Study window on North West Elevation

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
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 1-17
Section(s) 7 & 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2014/0748 Erection of a single detached dwelling APPROVED 04/03/2015

CONSULTATIONS
Publicity
Site Notice expiry date: 12/12/2017
Neighbour consultation period ends: 27/11/17
Press Advert: N/A

Public Comments
N/A

Longsdon Parish Comments
No objections

OFFICER COMMENTS
Principle of Development
Local Planning Authorities should regard the construction of new buildings as inappropriate development in the Green Belt; one of the exceptions is for limited infilling in villages, under policies set out in the Local Plan. Paragraph 87 of the NPPF states that, as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. NPPF paragraph 88 requires Local Planning Authorities to place substantial weight to any harm to the Green Belt. Very Special Circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Core Strategy policy SS6 informs that the Site Allocations DPD will identify Infill Boundaries within smaller villages. The 'Smaller Villages Area Strategy' (Core Strategy policy SS6b) identifies Longsdon as a 'smaller village' where limited infilling could be allowed. As such, if the principle of development in this location is accepted then there would be no need for the applicant(s) to demonstrate very special circumstances to justify the proposal. The smaller villages strategy is to seek 'an appropriate level of sensitive development which enhances community vitality or meets a local social or economic need.

When viewing the site in the context of the existing built form it is clear that that the land can be considered as infill development; dwellings are located to the east and west of the site within a linear roadside fronting pattern. The application site is not a back land site, rather it has a generous length of roadside frontage, exhibiting all of the characteristics of an infill site. For the above reasons it is considered that the residential development of this site is not inappropriate development within the Green Belt. Furthermore the previous planning permission established the acceptability in principle of a new dwelling on this site.

This application seeks an amendment to the original planning permission which granted consent for the erection of a new dwelling. The amendments include changes to the windows on some elevations and two dormer windows to the rear. These amendments are considered further below in relation to design and amenity.

Design

The proposed dwelling would be set back from the road behind a generously sized garden, in keeping with the character of the immediate built development to the west and east. Whilst the building would be seen from the roadside it would not result in any adverse visual impact upon the street scene at this point. Surrounding properties vary in size and design and there is no overriding dwelling design character in the area. The design of the dwelling itself does not cause any concern, the use of gable and bay window features allows it to tie in with the features of the existing Wyn Dene property and whilst it is large matters such as levels details, planting/landscaping and materials could be agreed via appropriately worded conditions. Window and door openings are proportionately have been sought to be amended through the submission of this application. These vary from the original permission in the following ways;

- Omit window from South West Elevation
- Increase width of roof window on South West Elevation
- Omit 2 roof windows from South East Elevation
- Add two high level dormer windows on South East Elevation (rear)
- Amend detail of Study window on North West Elevation

Whilst it is considered that the dormer windows will have a different design to that originally proposed, they are well designed and are on the rear of the property set down from the ridgeline. As such, it is not considered that they will cause any harm in design terms. Further, the proposed amendments to the other windows would not result in a materially different design to the dwelling overall. As such in design terms the amendments are considered acceptable. Amenity issues relating to the windows are discussed in detail below.

Since the determination of the original planning application for the new dwelling, the applicant has sought to discharge the conditions relation to external facing materials. The was dealt with under reference DOC/2015/0073 and was discharged on 10/06/2015. The bricks proposed were Hanson County Red Dragwire. However, since this time the applicant has chosen to submit further samples of the brickwork which they are now proposing as an alternative. The proposed brick is Forterra Cheshire Red Multi, of which samples have been submitted to the Council. It is considered that there is a range of building material within the street scene with each property having its own individual style. As such, the proposed brick would add interest to the individual styles and compliment the character of the street scene.

Amenity

The siting of the proposed dwelling within its large plot does not raise any neighbour amenity concerns. A small extension to the western side of Wyn Dene would be removed in order for the application plot to be developed. The site plan shows that technically the ground floor rear section of the new build dwelling would breach the 45 degree horizontal angle taken from the mid point of the French doors within the

rear of Wyn Dene. The French door serves a lounge area but it is not the only window opening, a smaller secondary lounge window currently faces the boundary with the application site. The 45 degree breach is not considered to be a reason for refusal, both plots are extremely spacious and the breach of the angle occurs at some 10m from Wyn Dene's French doors, it cannot be said that the proposed dwelling would cause any overbearing or unsatisfactory amenity impact upon the current (or future) occupants of Wyn Dene.

No objections were received from the property known as Nearacre (dwelling to the west) in relation to the original planning application. Similarly, no objections have been received on the current application from any members of the public. During the site visit it was noted that Near Acre had a bow window within its side elevation, historic planning records show that this window was originally to serve a second bedroom, it is unknown whether this internal arrangement remains the same. In any case Near Acre and the proposed new dwelling would be offset at an angle and there is sufficient space between the two properties to ensure that there would be no overbearing impact relationship.

In terms of the amendments to the windows each is dealt with in turn below, in relation to amenity:..

Omit window from South West Elevation
The approved plans associated with planning permission SMD/2014/0748 showed two roof lights to the South West elevation which face towards Nearacre. The current application has presented a plan which shows one skylight. It is considered that due to being located on the roof this will not cause any greater amenity issue that the originally approved plans.

Increase width of roof window on South West Elevation
On the originally approved plans (SMD/2014/0748) the South West elevation had two small skylight windows (measuring 0.78m (width) x 0.69m (height)). The plans now before the Council indicate this to be one window located nearest to the gable measuring 0.68m (height) x 1.14m (width). It is considered that overall the larger skylight will have a similar impact as two smaller ones. Given that the windows are located in the roof it is not considered it would cause an overlooking or amenity issue with the neighbouring dwelling known as Nearacre.

Omit 2 roof windows from South East Elevation
The originally approved plans had three small skylights located at roughly mid-way in the roof of the rear elevation of the dwelling. The amended plans seek to remove the two skylights at either end and replace them with small dormers. It is considered that overall the impact upon residential amenity would be very similar.

Add two high level dormer windows on South East Elevation (rear)
As discussed above two of the three skylights proposed to the rear elevation are to be replaced with small dormers. The dormers are considered to be of a high quality design with a pitched roof, sited down from the ridge line of the dwelling and discretely to the rear elevation. Further, they provide some balance to the roof design being on either side of the skylight window which is positioned centrally. It is not considered that the shadowing effect would be made any worse by the proposed

dormers and given their size (1.6m x 1.7m x 2.1m maximum) it may be possible to install something similar under permitted development. Any overlooking would be at an angle of 45 degrees over rear gardens which is similar to the approved first floor windows and not unusual or unacceptable in suburban situations.

Amend detail of Study window on North West Elevation
The original plans had a tall narrow window positioned to the first floor right hand side of the front elevation, serving a study. It is now proposed for two tall narrow windows to be positioned either side of a pillar to be inserted. It is considered that these windows would not create any greater overlooking issue than the single window as the proposed dwelling does not have any neighbouring property to this elevation. Further, it is set 12m from Nearacre and projects forward of the front elevation of this neighbouring dwelling. There is also a strong boundary hedge separating the dwellings. As such, it is not considered that the amendment of these windows will cause any greater level of harm to amenity than shown on the previously approved plans.

Highway Safety
Highway safety was considered in detail in relation to the extant planning permission, particularly in relation to the formation of a new access. It is considered that this access meets with the requirements set out by the Highway Authority in terms of safety. The application now before the Council does not propose any amendments to the access arrangements.

CONCLUSION / PLANNING BALANCE
In conclusion, this application seeks some minor changes to the extant planning permission granted in March 2015 for the creation of a new dwelling. The amendments are mainly in relation to windows and approval is also sought for the external facing materials, which are considered to be acceptable. The proposals have been re-assessed against the relevant national and local planning policy and considered to accord in terms of Green Belt, design and amenity.

As such, it is recommended that the application is approved, subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barnes
Recommendation Date: 21st June 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council