

## DELEGATED DECISION REPORT

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SMD/2018/0300  
Valid 11/05/2018

LYNWOOD RENWICK LANE  
WINNOTHDALE  
CHEADLE

VARIATION OF CONDITION 9  
IN RELATION TO  
SMD/2016/0145

(FULL - MINOR)

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### MAIN ISSUES

- Design
- Impact on landscape character
- amenity

### DESCRIPTION OF SITE

This application relates to a plot positioned on the eastern side of Renwick Lane within open countryside. The site forms part of an established ribbon of development that extends from the road junction with Black Lane to the north west. Renwick Lane is characterised by detached bungalows, dormer bungalows and two storey dwellings set within spacious sylvan plots. The application site comprises a new build dwelling which has been partially constructed and was granted consent under SMD/2016/0145. The dwelling is positioned centrally within the plot.

A cluster of unsympathetic outbuildings are found to the south and east of the curtilage of the dwelling site. The site is well screened from all sides by established trees, hedgerow and closed board fencing particularly to the southern boundary with Woodlands where there are mature trees within the control of the owner of Woodlands behind a 1.5m closed board fence. The existing vehicular access is taken from Renwick Lane and the site is surrounded by neighbouring residential properties to the north, south, east and west.

### PROPOSAL

The application seeks consent to vary condition 9 of SMD/2016/0145 which reads:

*“The development hereby approved shall be carried out in accordance with plans numbered 00488AL(0)02 that were received by the Local Planning Authority on 7<sup>th</sup> March 2016.*

To read:

*“The development hereby approved shall be carried out in accordance with plans by Smytheman Architectural numbered BA-SA-XX-XX-DR-A-0101 and BA-SA-XX-XX-DR-A-0202 that were received by the Local Planning Authority on 10<sup>th</sup> May 2018”*

It is also noted that the applicant has discharged all the pre-commencement conditions 2, 4 and 6 from the original consent.

## **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  
SS6c Other Rural Areas Area Strategy  
R1 Rural Diversification  
R2 Rural Housing  
DC1 Design Considerations  
DC3 Landscape and Settlement Setting  
T1 Development and Sustainable Transport

### **National Planning Policy Framework**

Chapter 5 Delivering a sufficient supply of homes  
Chapter 12 Achieving well-designed places  
Chapter 15 Conserving and enhancing the natural environment

## **RELEVANT PREVIOUS APPLICATIONS**

SMD/2016/0145 – Proposed demolition of existing dwelling and erection of a replacement dwelling – Approved 11/08/2016  
DOC/2017/0029 – discharge of conditions 2, 4 and 6 in relation to planning application SMD/2016/0145 Approved 12/06/2017.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 10/07/2018  
Neighbour consultation period ends: 14/06/2018  
Press Advert: N/A

### **Public Comments**

Four letters of objection have been received from interested parties which can be summarised as follows:

- The applicant's brother has approached me and threatened me because I objected to the original application and he stated that the applicant knew how to get a larger house and that there was nothing anyone could do about it. They would use the excuse that the applicant had a growing family. His children are in their 20's this is untrue and not a valid justification.

- The house will encroach onto the people next door and the countryside is becoming like an estate which is not good for wildlife. Already bats and badgers have lost their homes.
- I am led to believe that the house will be sold and that planning permission will be sought to change the stables on his brother's land to a large house. This will look out of place.
- The original build is not complete how is it possible to apply for an extension when he has come to a standstill on the build.
- The shed that should have been demolished is still standing, in fact it is being renovated and the mouth of the driveway has been made bigger too
- The tree above the house is a massive health & safety risk
- The new proposal creates a much bigger property which will be very invasive to Woodlands and Moss lfer. The extension will look straight down to Moss lfer and will be prominent and large windows will look across to Woodlands. The applicant has already removed a laurel hedge.
- Mr Slaney is not adhering to regulations
- It seems that a further two objection letters are no longer showing on this site. Where can these be viewed?
- We live next door to this property and objected to the original application on the basis that no property had been in existence on the site previously except for a temporary mobile home for an elderly relative who is now sadly deceased. The land was then acquired by the applicant.
- We were unhappy that the proposed new building would overlook our home and meant there would be a building much nearer to us than had been the case in the 27 years we have lived here in the Staffordshire Moorlands, with both employment and a small business in the area
- We were however assured that there would be no windows looking towards our property and informed by the new owner of the site that the property was for himself and his wife since their children are grown. On the basis of this assurance we did not object when the new owner radically cut a large number of laurels which provided privacy to our property and separation from his site and were consistent with the nature of the area and replaced some of this with a low level fence which is the only fence in the area
- It seems somewhat surprising to add additional footprint in a second application when the first building is not yet complete and we feel this is an attempt to manipulate the planning process
- the original application cited the footprint of the mobile home and two outbuildings to justify the original house and the two outbuildings are still in situ with no evidence of them being removed, so these could be used as further building space going forward
- We hope our interests would have equal weight to those of the applicant

### **Town / Parish Comments**

The Cheadle Town Council has no objections to this application

### **Environmental Health**

No comments received

## **Staffordshire County Council Highways**

No comments received

## **Staffordshire County Council Minerals Planning**

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](#)

## **OFFICER COMMENTS**

The principle of a dwelling on the site has already been established under consent HPK/2016/0145. This application seeks to vary the original approved plans condition to include new revised plans for a larger dwelling.

### **Design**

Policy DC1 of the Core Strategy outlines that all development should be of a high quality and add value to the local area and also be designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and appearance, in line with the Council Design SPG. Furthermore, in accordance with Policy R1 within rural areas appropriate development should not harm the rural character and environmental quality of the area. The two storey addition proposed will not unbalance the dwelling and given the size of the site and the size of neighbouring dwellings within their own large sylvan plots. The new dwelling will reflect the form of surrounding development.

The extension includes a contemporary balcony flanked by 1.5 storey piers which will be stepped in and will support a roof with overhanging eaves all of which will offer protection from the weather and will obscure views of the balcony from the highway.

The original permission granted consent for the use of brick and tile with timber cladding to the gable elevation. It was acknowledged that materials such as timber cladding were not typical of surrounding development however given that the building that existed on the site was clad in timber it was considered that a refusal on the grounds of the chosen materials mix could not be sustained.

The original consent for the proposed 1.5 storey dwelling hinged on the removal of the existing outbuildings within the grounds. As these are still in situ and this application seeks consent for a larger dwelling it is now considered necessary to seek the removal of these unsympathetic buildings from the site by a condition attached to any consent granted in the interests of the enhancement of landscape character.

### **Amenity**

The extension will bring development to within 27.33m of the neighbouring property Woodlands to the south. The Council's minimum privacy distance of 21m will be met and whilst the positioning of a balcony may cause concern and introduce a feature that may allow for limited views into the garden of Woodlands, this is unlikely as there is a shelter belt of dense mature trees to the boundary of Woodlands which are in the control of the occupier of Woodlands.

Views to the east from the balcony will be naturally obscured by the development itself as the piers will prevent any overlooking of Moss Lfer which is 34m distant and given the acute angle of the sightlines there will only be limited views of the far south eastern corner of the garden of Moss Lfer. Given the above, the application accords with policy DC1 in respect of amenity.

### **Highway Safety**

The site is large enough to support off –street parking for 4 or more vehicles and as such there will be no impact upon highway safety in the locality.

### **CONCLUSION / PLANNING BALANCE**

The application will increase the floor space of the building by approximately 50%. Given the character and form and scale of surrounding development and the individual design of each these dwellings and the mixed palette of materials in the locality it is considered that the proposal will not look out of place within its setting and complies with the Staffordshire Moorlands Core Strategy.

**OFFICER RECOMMENDATION :    APPROVE**

**Case Officer: Lisa Howard**

**Recommendation Date: 03/08/2018**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**