DELEGATED DECISION REPORT

SMD/2018/0293 **Valid 15/05/2018**	**LAND ADJACENT TO SMITHY FARM HILL TOP CLOSE BROWN EDGE**	**APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPROVAL IN RELATION TO SMD/2017/0658.** **(RESERVED MATTERS - MINOR APPS)**

MAIN ISSUES

- Green Belt
- Design, Character and appearance
- Amenity

DESCRIPTION OF SITE

The land currently appears as open and vacant scrub land with no formal boundary to the public highway at the front or the agricultural field to the rear. The red edge includes a piece of land owned by Staffordshire County Council. They have been notified of the application, in accordance with Article 13 of the Town & Country Planning Act General Development Management Order (2015).

The application site is located within the Brown Edge and Endon ward. To the north, the application is bound by the side / rear garden of Smithy Farm. To the east the application site is bound by Smithy Farm. To the south the application site is bound by Hill Top Close, beyond which are a pair of semi-detached dwellings (No. 1 and 2 Hill Top Close). To the west the application site is bound by No. 8 Hill Top Close.

PROPOSAL

The application seeks planning permission for the reserved matters associated with the grant of outline permission which established the principle of this large 4 bedroom detached dwelling, with integral garage. The key issues for consideration are design, scale, layout, landscaping and access.

The proposed dwelling is to be constructed of stone with a Staffordshire blue plain clay tile roof.

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 Rural Areas Area Strategy

H1 New Housing
R1 Rural Diversification
R2 Rural Housing
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/1987/0780 Site for 4 dwelling houses REFUSED 13/10/1987

SMD/1988/0589 Site for residential development APPROVED 22/11/1988

SMD/2001/0195 Replacement dwelling REFUSED 08/05/2001

SMD/2001/1232 Replacement dwelling (revised submission) APPROVED 05/12/2001

SMD/2017/0658 Outline application for the erection of a single dwelling and garage APPROVED 27/11/2017

CONSULTATIONS
Publicity
Site Notice expiry date: 02/07/2018
Neighbour consultation period ends: 08/06/2018
Press Advert: N/A

Public Comments
None received

Brown Edge Parish Comments
No objection

Staffordshire County Council Highways
No objections, subject to conditions as follows:

1. The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed.
2. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the carriageway edge.
3. The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plans. The parking area shall thereafter be retained unobstructed for parking of vehicles for the life of the development.
4. The garage indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living

accommodation without the prior express permission of the Local Planning Authority.

5. The development hereby permitted shall not be brought into use until the surface water drainage interceptor, connected to a surface water outfall or drained to SUDS principles, has been provided across the access immediately to the rear of the highway boundary in accordance with the approved plans.
6. Nothing shall be placed, constructed, planted or allowed to remain within 2m of the carriageway edge that is greater than 600mm in height above the adjacent carriageway level on the frontage of the development. Anything that is greater than 600mm in height within 2m of the adjacent carriageway shall be immediately removed.

   Reasons: To comply with NPPF paragraph 32; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety

   Informative: The access crossing to the site shall be constructed in accordance with drawings to be submitted and SCC requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk) http://www.staffordshire.gov.uk/transport/staffshighways/licences/

OFFICER COMMENTS

Principle of Development

The principle of development on this site was considered and accepted under planning reference SMD/2017/0658. It is therefore not considered necessary to re-visit the principle of development for the purpose of this reserved matters application.

In relation to Staffordshire County Council comments regarding the piece of land outside the applicant's ownership, the applicant has notified Staffordshire County Council and given a period of 21 days to respond. Nothing has been received in relation to this notification from Staffordshire County Council.

Design, Scale, Layout & Landscaping

In accordance with Core Strategy policy DC1, all new development should be of a high quality and add value to the local area. Developments should be designed to respect the site and its surroundings and promote a positive sense of place and identity through scale, density, layout, siting, landscaping, character and appearance.

The application site is set within an existing residential area which is characterised by large detached dwellings of varying type, age and architectural appearance. The design of the proposed dwelling has been influenced by architectural features in the surrounding environment, such as the presence of natural stone. It is considered the

scale and layout are suitable for this location. The proposed development also takes note of the varied streetscene character and it is considered that the proposed development would not appear incongruous with the surrounding environment.

The proposed dwelling has a pitched roof with a feature gable to the front elevation serving one of the bedrooms and lounge, it also has a small dormer serving the other bedroom to the front of the dwelling. The building is proposed to be built from stone with stone quoins to the corners including the feature gable to the front elevation. The windows are to have stone heads and cills.

The proposed development is accompanied by a Site Plan which details the hard and soft landscaping proposed at the site. It indicates two parking spaces which form a driveway to the front of the dwelling and a lawn to the other half of the front of the property. The rear garden is also lawned, whilst there is an area of hardstanding measuring 1m out from the dwelling surrounding the entire building which is indicated as being block paved. It is considered these materials are in keeping with a residential dwelling and are characteristic of the surrounding environment.

It is considered that the proposed design is of a high quality which is in keeping with the surrounding streetscene and particularly Smithy Farm. As such, it is considered that the proposed development accords with Policy DC1 of the Core Strategy.

Amenity
Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The submitted site plans indicates that the proposed dwelling would measure 22m from the front elevation of the dwellings opposite (Nos. 1 and 2 Hill Top Close). It is considered that this is in excess of the 21m required by the Space About Dwellings SPD, which is 21m. In terms of the side elevations, the only proposed window in the proposed dwelling serves a bathroom. It is recommended that this is obscure glazed in order to protect the amenity of future occupants and neighbouring dwellings.

The “Space About Dwellings” SPD requires developments for dwellings with three or more bedrooms to provide at least 11m in length of garden space and an area of at least 65m^2, excluding garage space. It is considered that the front and rear gardens combined are in excess of this requirement and that sufficient garden space is provided for the size of dwelling proposed (approximately 35m^2 to the front and 73m^2 to the rear).

There are no side windows in the neighbouring dwellings which would be adversely affected and there would be no projection beyond the existing front and rear building lines such that there would be any infringement of the 45 degree rule from the nearest principal windows in the front and rear elevations of the neighbouring dwellings. Having considered these factors in addition to the scale and form of the dwellinghouse it is not considered that the development is likely to result in significant injury to the residential amenity of nearby properties.

Drainage

The planning statement and elevation drawings submitted alongside the planning application shows the connection to the existing sewer, the proposed surface water drainage, the proposed paving materials and the edge of the highway. It is considered that this is an acceptable form of drainage.

Access & Highway Safety
The Highways Authority does not have any objections to this application, subject to conditions.

It is considered that the proposed development is in accordance with planning policy in this regard.

CONCLUSION / PLANNING BALANCE
This application seeks planning permission for the reserved matters associated with SMD/2017/0658 which granted planning permission for a single dwelling within the Green Belt. The principle of development in this location has already been established at outline stage. This application considers access, appearance, landscaping, layout and scale.

Having made a consideration of each of the above points in turn, it is considered that the proposed development is acceptable in terms of planning policy.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barnes
Recommendation Date: 7th August 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council