DELEGATED DECISION REPORT

SMD/2020/0508 **Valid 15/09/2020**	**LAND ADJ** **HOLLINSCROFT HOUSE** **UTTOXETER ROAD** **LOWER TEAN**	**VARIATION OF CONDITION 2 RELATING TO SMD/2019/0402 TO ALLOW FOR MINOR AMENDMENTS TO THE APPROVED SCHEME** **(FULL - MINOR)**

MAIN ISSUES

- Design
- Street scene
- Neighbour amenity

DESCRIPTION OF SITE

Hollinscroft House is a detached two storey pre or post war (c. mid 20th C) brick built house set back some 45m from the main Uttoxeter Road with a lawned front garden and hedged boundaries. Parking for the property is to the front with gated access off Hollinscroft Court. A modern detached, part two storey, part dormer property has been built forward and to the side (NW) of Hollinscroft House following a 2002 planning consent. Land rear (NE) of the house has been developed with seven detached residences following outline consents in 1988 and 1993 and full permission in 1996. Following outline consent in 2012 and reserved matters approval in 2013, a large detached dormer style house has been built to the SE of the application site on the opposite side of the driveway serving Hollinscroft Court. The application site is elevated by c.1m to 2m relative to Uttoxeter Road with a c.1m retaining wall and/or embankment behind the roadside pavement topped by a hedge.

PROPOSAL

The original development under reference SMD/2017/0639 was described as a "new detached dorma dwelling" and proposed a detached two storey dormer style house within the lawned front garden of Hollinscroft House. This was approved on the 22nd March 2018 to drawing reference 00367 AL(0)05 Revision B (an amendment of that first submitted).

Under SMD/2019/0402 an amended scheme was approved by way of variation of condition 2 (plans condition) to the 2017 consent. The approved drawing was 00367 AL(0)05 Revision E.

The proposal now under consideration is a further amendment for which there have been a series of amendments in the course of considering the application. The final revisions now being considered are drawings **01003 AL(0)02 F** (elevations) and **01003 AL(0)01 rev l** (plans drawing).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)
SS1 Development Principles
SS8 Larger Villages Area Strategy – Upper Tean
DC1 Design Considerations
DC3 Landscape and Settlement Setting
H1 New Housing Development
NE1 Biodiversity and Geological Resources
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):
- Space About Dwellings SPG
- Design Principles SPG

Core Strategy Supporting Evidence Documents:
- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

88/00794/OLD – relating to the overall grounds of Hollinscroft House – site for residential development – approved
[Hollinscroft House] SMD/2007/0722 – two storey rear extension including dormer window and single storey side extension.
SMD/2017/0254 – proposed detached dorma style dwelling and new vehicular access – refused
SMD/2017/0639 – proposed detached dorma style dwelling and new vehicular access – approved
SMD/2019/0402 – variation of condition 2 relating to SMD/2017/0639 – approved
DOC/2019/0086 – discharge of conditions 3, 4, 5 & 10 of SMD/2019/0402 – approved

CONSULTATIONS

Publicity
Site Notice expiry date: N/A
Neighbour consultation period ends: 8th October 2020
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Checkley parish Council – none

Staffordshire County Council Highways
No objection subject to conditions.

Waste Services
No objection

Application is for variation of condition on SMD/2019/0402 which itself was a variation of condition on SMD/2020/0639. To avoid confusion, conditions are specified in this response. Details of alterations are not stated or listed.

Condition 10 on SMD/2017/0639 requires bound and porous surfacing. Submitted drawing 01003 AL(0) 01 A states tarmac with block paved border. As condition has been disregarded, a new condition is included above recommending a drainage interceptor on the highway boundary. Suitable drainage could also be achieved by careful level design to drain on SUDS principles guiding surface water to grassed or topsoiled areas. However, pedestrian access will complicate that. Site visit 24/09/2020.

OFFICER COMMENTS

Principle of Development
The principle has been established with the grant of the extant 2018 and subsequent 2019 consent, therefore this application does not present the opportunity to revisit the principle development.

Design
The scheme proposed an entirely cement rendered building and proposed a large 3m wide folding multi-doors unit in the gable end. At one stage 3 other windows were proposed in the gable end which addresses the main Uttoxeter Road.

The LPA pressed for deletion of the multiple doors unit as it was considered to be inappropriate in a gable end but a reduced version of three units c.2.3m wide overall rather than four, to width 2.9m, has been accepted for consideration after information was submitted about the angle of view from the road. The walls are now again proposed in brick specified as Wienerberger Oakwood Multi with detailing to brick below DPC and to top of plinth in blue version of same. Roof in 'Forticrete Gemini' roof tile in Slate Grey. Windows were amended to avoid an overly squared appearance from those of the revision as first submitted with headers incorporated. There is again now only one small to medium width first floor gable end window and one similar at ground floor to the side of the doors set.

Other modifications requested were to the relative size and position of the middle dormer on the front roof slope.

As set out above there has been a somewhat protracted negotiation to arrive at a now satisfactory scheme. The revisions to the plans result in a well design dwelling which will not harm the street scene.

Amenity
The reposed revision do not propose any additional windows above what was original approved, it is simply that a number of the windows changes in design terms or have been very slightly amended. The main change has been the introduction of new set of patio doors on the south west elevation, in lieu of one smaller window. However this enlarged window faces towards the road and not towards any adjacent neighbour. As such this would not cause any harm to residential amenity. No new or changed implications for neighbour amenity would arise from the variation to the approved plans.

Highway Safety
The proposed access arrangements would not change from those previously approved. Access would be taken from Hollincross with tow off road parking spaces provided with turning facilities. The highway officer raises no objection to the proposals but comments that the layout now shows tarmac which will require a new condition to secure a drainage interceptor on the highway boundary.

Accordingly it is considered that subject to this condition, this application does not raise any highway safety concerns.

CONCLUSION / PLANNING BALANCE
With the amendments as negotiated to ensure the development is completed in a suitable brick without the use of render and by various adjustments to the format, numbers / positioning and sizing of the windows, and adjustment of detailing to the dormers, the scheme as further revised can be recommended for approval. The amendment would result in a well design dwelling which would compliment the surrounding area.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 20th January 2020

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Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council