

DELEGATED DECISION REPORT

SMD/2021/0253
Valid 21/04/2021

SANDYBROOK
CHEDDLETON ROAD
LEEK

**ERECTION OF A DETACHED
DWELLING WITHIN GARDEN
AREA OF SANDYBROOK
HOUSE FOLLOWING GRANT
OF PREVIOUS OUTLINE AND
RESERVED MATTERS
APPROVAL, DUE TO DESIGN
AND ACCESS CHANGES TO
APPROVED PLANS.**

(FULL - MINOR)

MAIN ISSUES

The principle of the development
The impact on the character and appearance of the area including trees
The impact on the residential amenities of the area
The impact on highway safety

DESCRIPTION OF SITE

The site is in Birchall within the development boundary of Leek. It comprises the side garden of a dwelling which faces Cheddleton (A520) to the west. Sandybrook Lane, a residential street, runs along the side boundary to the south. The existing dwelling within the property is to the north. There is open land to the other side of A520 to the west. To the rear, to the east, are dwellings which face Sandybrook Close. There are several mature trees within the site.

PROPOSAL

This is a full planning application for a two-storey detached dwelling with hipped roof, brick walls and grey/blue tiles for the roof. It would have a rectangular footprint of 10.7 (width) by 8.7 metres (depth) and a height of 9.0 metres from the ground to the ridge of the roof. The front elevation would face the road, the same as the existing house within the plot.

This is a revised proposal following the granting of full planning permission for a dwelling on the plot under a 2019 application.

The main change would be the access arrangement. The approved access was a shared access with the existing dwelling, off Cheddleton Road (the main A road to the west). This new scheme proposes a separate access for the proposed new dwelling off Sandygate Lane, the residential street to the side of the plot, after the applicant acquired the grass verge area by the side of the road, close to the road

junction. This would lead to a hard-surfaced parking area to the front of the proposed house where three spaces would be created, a similar arrangement to that approved.

There would be significant removal of trees within the site and along the rear boundary, as previously proposed but although hedging and trees were to be retained along the side boundary next to Sandygate Lane, the new access would lead to the removal of one tree and the section of hedge up to the east (rear) boundary of the site and the replacement behind it of a new hedge, which once established would lead to the removal of the current hedge.

There are no changes to the house, including its form and siting, other than the addition of lintels to the windows and the replacement of two sets of rear patio doors with a set of wider bi-fold doors.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Adopted September 2020

SS5 Leek Strategy
H1 Housing
DC1 Design Considerations
NE2 Trees and hedges

National Planning Policy Framework (Feb 2019)

Sections 5 (Housing) and 12 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0638: Full permission for one dwelling (renewal). Approved.

Previous to this there were a number of outline approvals which were renewed but not implemented.

CONSULTATIONS

Publicity

Site Notice expiry date: 16.6.21
Neighbour consultation period ends: 16.6.21
Press Advert: N/A

Public Comments

One letter of objection has been received from a resident of Sandybrook Lane who is concerned about the impact on highway safety of the new access especially as the section of road is used for car parking when sports matches are played at the playing fields on the other side of the main road. Concern is also raised about planting on

the verge now acquired by the application which could block visibility further affecting highway safety.

Town / Parish Comments

Recommend approval.

Local Highways Authority

No objection to the revised access subject to conditions which require, amongst other things, the provision of visibility splays either side of the new access on the new acquired verge and for no planting or other obstructions to be placed within the splays.

Tree Officer

No objection to the removal of the tree or hedge providing a replacement hedge is provided via a planning condition.

Severn Trent Water

No objection.

Waste Collection Services

No issues

OFFICER COMMENTS

The provision of a new dwelling on the site remains acceptable in principle despite the Development Plan changes which include the replacement of the Core Strategy with the new Local Plan. The overall scheme is not affected by any policy changes since the granting of permission for a dwelling under a 2019 application and there are no significant changes to the site or surroundings which would now deem this proposal to be unacceptable in terms of environmental impacts. The previous permission is in any case still extant and could be implemented this year regardless of the decision on this new application. This has been submitted because the applicant wants to change the access arrangement to the new dwelling and there are no significant changes to the actual dwelling or its siting from that approved. The applicant requires a separate access as it is considered this would lead to a better impact on the existing dwelling than the shared access i.e. afford the occupants more privacy and less noise and disturbance. The shared access was proposed as the grass verge area and land between the side boundary of the property and application site and Sandygate Lane was not within the ownership of the applicant and therefore could not be used to build an access, hence the shared arrangement to an existing access off Cheddleton Road instead. However, the applicant has since acquired this area of land.

The local highways authority does not object to this providing splays are provided either side of the new access to ensure a good standard of visibility along the road for drivers leaving the new access and turning onto Sandygate Lane, particularly towards the road junction. The level of visibility is already deemed to be good as there are no obstacles on the verge such as trees and hedges. The existing side boundary hedge is set back from the verge. A condition can be added requiring no further planting or placing of items of over a certain height within the new visibility splays.

The Tree Officer does not object to the removal of the hedge or the tree to allow for the new access as these are not considered to be of high amenity value or quality and it is considered the new access would in fact lead to less potential damage to trees as the previous approved access drive was closer to the more mature trees to the west of the site next to Cheddleton Road. The hedge to be removed is proposed to be replaced with one directly behind it, a laurel hedge, so therefore the street scene along Sandygate Lane would not be harmed by the proposal.

The changes to the proposed house are minor and would not harm its appearance.

Whilst the objection from the public is noted, in the absence of any objection from the Highway Officer it is not considered that a refusal on highway safety grounds could be sustained.

CONCLUSION / PLANNING BALANCE

The revised scheme would remain acceptable in principle and would not lead to any additional harms to visual or residential amenity or highway safety by virtue of the amended site access arrangement. It would comply with the Local Plan and the government planning guidance contained in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 18.6.21

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council