

DELEGATED DECISION REPORT

SMD/2021/0362
Valid 01/06/2021

GLAN LEA
THE AVENUE
CHEDDLETON

PROPOSED DETACHED 2
BEDROOM DWELLING

(FULL - MINOR)

MAIN ISSUES

- Whether the development complies in principle with housing policy.
- Impact on the character and appearance of the surrounding area.
- Impact on amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

Glan Lea comprises a 1.5-storey detached dwellinghouse located on the southern side of The Avenue; a private residential road. The existing dwellinghouse has a single storey flat roofed garage attached to its eastern side elevation and is constructed of brick with a tiled pitched roof. The dwellinghouse has a double-fronted design with a centrally positioned front door, a bay window to either side and 2no. flat roofed dormers above. The dwellinghouse is served by a shallow rear garden, with the majority of the property's private amenity space located to the eastern side of the dwellinghouse.

The application site comprises the eastern side garden of the dwellinghouse known as 'Glan Lea'. The application site forms a corner plot bounded by The Avenue to the north and The Roche to the east. 'Glan Lea' is located to the west and No. 8 The Roche is located to the south. The application site is located in the Development Boundary of Cheddleton.

PROPOSAL

Full planning permission is sought for the erection of a detached 1.5-storey, 2-bed dwellinghouse within the side garden of 'Glan Lea'.

This proposal is a re-submission of a recently withdrawn application for a detached 3-bed, two-storey dwellinghouse.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

- SS1 Development Principles
- 1a Presumption in Favour of Sustainable Development
- SS2 Settlement Hierarchy

SS8 Larger Villages Areas Strategy
DC1 Design Considerations
H1 New Housing Development
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0652 Proposed detached 3 bedroom dwelling
Withdrawn 12/01/2021

CONSULTATIONS

Publicity

Site Notice expiry date: 20/07/2021
Neighbour consultation period ends: 02/07/2021
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Cheddleton Parish Council objects to the proposed development as it is an overdevelopment and too close to the neighbour.

Severn Trent Water: No objection to the proposals and do not require a drainage condition to be applied.

SCC Highways: No objection on highway grounds.

AES Waste: No issues in terms of waste collections.

Environmental Health: No objection subject to conditions.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2021) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly

and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF (2021) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2021).

The dwellinghouse is located within the Development Boundary of Cheddleton; a 'larger village' as identified by Local Plan policies SS2 and SS8. One of the aims of policy SS8 is to meet the housing requirements of larger villages by:

'Supporting the development of housing windfall sites within the village boundaries, subject to wider Local Plan policies.'

Local Plan policy H1 deals with new housing developments and states at part (4):

'a) Within the development boundaries of the towns and larger villages, residential development and development on unidentified (windfall) sites will be permitted, subject to compliance with the Spatial Strategy and wider Local Plan policies.'

It is for these reasons that the principle of a dwellinghouse at the application site is considered to comply with policies SS8 and H1 of the Local Plan (2020).

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 127 of the NPPF (2021) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design Guide SPD outlines the Council's expectations in respect of design. Part (3) of Local Plan policy H1 states that:

'All development will be assessed according to the extent to which it provides for high quality, sustainable housing and to which it meets identified housing needs, having regard to the location of the development, the characteristics of the site and the economics of provision. In addition:

c) All housing development should be at the most appropriate density compatible with the site and its location, and with the character of the surrounding area.

d) All new dwellings should aim to provide flexible accommodation which is capable of future adaptation by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations.

e) All new dwellings must be of sufficient size to provide satisfactory levels of amenity for future occupiers of the dwellings whilst respecting the privacy and amenity of occupiers of existing dwellings.'

The proposed dwellinghouse will comprise a detached, rectangular, 1.5-storey dwellinghouse comprising a lounge, kitchen/diner, bedroom, bathroom and utility to the ground floor and a second bedroom with en-suite and separate walk-in-wardrobe, a study and a storage area to the first floor. The first floor accommodation will be contained within the roof space of the dwellinghouse and will be served by 2no. rooflights to the front elevation and 3no. rooflights to the rear elevation. The front door of the dwellinghouse will be in the western side elevation, whilst the front elevation will have 2no. windows. The dwellinghouse will be constructed of brick with a tiled pitched roof. A small area of private amenity space will be located to the rear of the dwellinghouse, whilst the main area of private amenity space will be to the eastern side of the dwellinghouse. Patio doors from the living room will provide access into the garden.

The proposed dwellinghouse will be of a similar scale as the existing dwellinghouse at Glan Lea, with the eaves and ridge height of the dwellinghouse being the same height. The proposed dwellinghouse will also have a pitched roof with living accommodation in the roof space and it will be constructed of similar materials. Although the proposed dwellinghouse is similar to Glan Lea, its design is bland and it does not have the same features such as bay windows, a centrally positioned front door etc. Instead the front door is tucked around the side of the dwellinghouse and the dwellinghouse has a high solid-to-void ratio of brickwork. The overall design of the dwellinghouse is uninspiring and is not considered to comprise a high quality design.

The dwellings on The Avenue and The Roche comprise semi-detached and detached dwellinghouses set within spacious plots with space to their sides. The proposed development will be positioned within the side garden of Glen Lea, resulting in a cramped development for both the proposed and existing dwellinghouses. The dwellinghouse will be positioned in close proximity of both Glan Lea and No. 8 The Roche and will result in both Glan Lea and the proposed dwellinghouse having smaller than average plot sizes when compared to the layout of the surrounding built development. The siting of a dwellinghouse within the side garden of Glen Lea will not reflect the character of the surrounding area and will comprise an overdevelopment of the existing plot.

The side garden to Glan Lea currently provides an attractive soft landscaped corner to the street scene. The siting of a dwellinghouse within the side garden will result in a prominent intrusion into the street scene, particularly with the gable end of the dwellinghouse being sited in close proximity to the boundary. The siting of the dwellinghouse will therefore erode the spaciousness of the plot and have a detrimental effect on the character and appearance of the street scene.

The proposed dwellinghouse is described as a 2 bedroom dwellinghouse however, the study is of a size that could be utilised as a third bedroom. Alternatively, the ground floor bedroom could be utilised as a dining room/living room and the roof space used as a single and a double bedroom. The floor space of the dwellinghouse therefore allows for the dwelling to be utilised in different configurations, either as a two bed or three bed. The proposed dwellinghouse will comply with the National Described Space Standards for a 2 bed, 4 person dwellinghouse and a 2 bed, 3 person dwellinghouse. Whilst it will be 3 square metres smaller than the minimum internal floorspace required for a 3 bed, 5 person dwellinghouse. As the dwellinghouse is described as a two-bedroom dwellinghouse, it will comply with the National Described Space Standards.

Amenity

Local Plan policy DC1 and paragraph 127(f) of the NPPF (2021) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The objective of the 'Space About Dwellings SPG' is to provide privacy for existing and proposed residents and the protection of their amenities to enable reasonable enjoyment of their residence and garden with a degree of freedom from unwanted contact. The SPG goes on to outline certain criteria that developments should adhere to.

The rear elevation of the proposed dwellinghouse will face the flank side elevation of No. 8 The Roach and its garage/outbuilding. No. 8 The Roach comprises a two-storey semi-detached dwellinghouse and is sited on a higher ground level than the application site. The proposed dwellinghouse has been designed with no ground floor windows within the rear elevation facing towards No. 8 The Roach, however 3no. rooflights will be positioned in the rear roof slope. These rooflights will serve an en-suite, a walk-in-wardrobe and what has been described as a study, although it could be utilised as a third bedroom.

The Space About Dwellings SPG defines a 'principal window' and a study/a third bedroom would not meet this definition. Although the proposed dwellinghouse would be sited in close proximity to No. 8 The Roach, the proposed dwellinghouse will comply with the requirements of the SPG and therefore the amenity of the occupants will not be adversely affected.

A single storey garage is positioned between the application site and the side elevation of No. 8 The Roach and 1no. first floor secondary window is positioned in its side elevation. The proposed dwellinghouse will comply with the 45-degree

guideline in respect of No. 8 The Roach. It is for these reasons that the proposed dwellinghouse will not adversely affect the amenity of this neighbouring property.

The dwellinghouse will be sited to the east of Glan Lea, adjacent to its attached single storey flat roofed garage. The proposed dwellinghouse will comply with the 45-degree guideline in respect of Glan Lea and the windows in the side elevation of the proposed dwellinghouse facing towards Glan Lea will comprise a ground floor bathroom and a staircase window. The proposed dwellinghouse will therefore not adversely affect the amenity of Glan Lea.

The proposed dwellinghouse will comply with the separation distance specified in the Space About Dwellings SPG in respect of the dwellings on the opposite side of The Avenue and therefore it will not have a detrimental affect on the amenity of these properties.

The Space About Dwellings SPG outlines the minimum size of private gardens as 65 sq. m. The submitted drawing indicates that Glan Lea will have a garden of 83 sq. m. but only once an existing greenhouse is removed. Also, part of the garden includes a small narrow unusable section to the side of the dwellinghouse. The proposed dwellinghouse will have a garden of 76 sq. m. However, this measurement does not take into consideration the extent of the existing boundary vegetation, nor that the existing vegetation will be supplemented with additional vegetation in order to create a private garden, thereby further reducing the amount of useable private amenity space. The actual size of the private garden to the dwellinghouse will therefore be less than the required 65 sq. m. The SPG also requires that the mean length of a private garden to be at least 11 metres and neither garden will comply with this measurement.

The minimal garden sizes indicate that the occupants of both Glan Lea and the proposed dwellinghouse will have a substandard level of private amenity space. This also supports the previous concern that the proposal comprises a cramped form of development and an overdevelopment of the plot, out of keeping with the surrounding area.

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

'Given the size of the proposed study it is considered it could be utilised as a 3rd bedroom. Staffordshire Moorlands Parking Standards states; Detached/Semi Detached up to 3 bedrooms requires 2 spaces (2.4m x 4.8m each space). Drawing Ref: 1571-AL35B supplied with the application does not annotate off highway parking for 2 vehicles for the proposed new dwelling. However, Drawing Ref: 1571-AL34A and the Design and Access Statement does detail parking for 2 vehicles. The existing property Glan-Lea will retain 2 spaces as shown in Drawing Ref: 1571-AL35B. The proposed access is to remain unchanged and as per previous application SMD/2020/0652, which

was acceptable to the Highway Authority. It is considered the proposal will not have a detrimental impact on the adopted highway and therefore, I have no objection to the proposal.'

It is therefore not considered that the proposed development will have a detrimental effect on highway safety and it will comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2021).

CONCLUSION / PLANNING BALANCE

The proposed development is acceptable in principle as it involves the provision of a dwellinghouse within the Development Boundary of a named larger village. It is not considered that the proposed dwellinghouse will have a detrimental affect on the amenity of neighbouring properties and sufficient off-street parking will be provided so as not to cause a highway safety issue.

However, the design of the proposed dwellinghouse is considered bland and uninspiring and it will appear prominent within its corner plot, in close proximity to both The Avenue and The Roach. The development will result in the loss of an attractive soft landscaped area within the street scene. It will comprise a cramped development and an overdevelopment of the plot that is out of character with the spacious plots in the surrounding area. The development will result in a substandard level of private amenity space for both the existing dwellinghouse and the proposed dwellinghouse, which will be detrimental to the amenity of the occupants.

The proposed development is therefore contrary to policies H1 and DC1 of the Staffordshire Moorlands Local Plan (2020), the Space About Dwellings SPG, the Design Guide SPD and the NPPF (2021). The application is therefore recommended for refusal.

OFFICER RECOMMENDATION: REFUSE

Case Officer: Ailsa Berry

Recommendation Date: 27/07/2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council