

DELEGATED DECISION REPORT

SMD/2021/0443
Valid 05/07/2021

FAIR VIEW CAVERSWALL
COMMON LANE
CAVERSWALL

VARIATION OF CONDITION 2
RELATING TO SMD/2018/0599

(FULL - MINOR)

MAIN ISSUES

Green Belt
Design
Amenity

DESCRIPTION OF SITE

The application site is located within the Green Belt and within Caverswall Parish. It is accessed via a private driveway off Caverswall Common, to the north, beyond which is Gravel Bank Nursery. To the north east the application site is bound by a detached dwelling known as Brentwood, accessed off Caverswall Common. Directly to the south and east is open countryside with Woodside Holdings having a dwelling and some industrial buildings to the south west. Directly to the west is further open countryside with an access to Gravel Pit Farm also being taken off the same shared private driveway.

The dwelling that once stood at Fairview has been demolished. Two out buildings now stand on the land of what appears to be recent construction. The provenance or planning status of these buildings is not clear, they appear to have been built on land where a dwelling does not currently stand or where, soon after, the dwelling was demolished. This application does not seek to include these outbuildings in the permission.

PROPOSAL

Planning permission has already been granted to replace a dwelling that has apparently since been demolished SMD/2018/0599. This proposal seeks to vary that permission so that revised plans can be substituted for the replacement.

The revised plans show the dwelling occupying the same position, footprint, form and massing (with a double gable elevation facing west toward the driveway access and east; and a flat elevation with parallel roof ridge facing north and south) as that of the dwelling shown on approved plans under existing planning permission.

However, the double gabled elevations facing west and east, architecturally detailed on existing planning permission as side elevations, would remain facing with the same aspect but with the revision becomes architecturally detailed as a front and rear elevation. This means that the double gable elevation facing west and toward the driveway would become the front of the dwelling with a central entrance door and windows arranged accordingly.

The applicant schedules the proposed revisions as:

- rotated internal layout through 90 degrees to allow lounge and family rooms plus bed's 1 & 2 to have south facing aspects, but maintaining the south facing roof slope for the installation of solar tiles.
- Front elevation;
was originally south facing, is now west facing and the window sizes have been reduced, the glazing has been removed from either side of the front door.
- Rear elevation;
Was north facing, is now east facing, patio door has been removed, ground floor window moved from central area to where doors were previously.
- Side elevation; (with kitchen door)
Was west facing, is now north facing, 1 no. first floor window removed and remaining window centralised within the room (bed 3).
- Side elevation;
Was east facing, is now south facing, 1 no. ground floor window removed and 1 no. ground floor window replaced with patio doors, remaining ground floor window increased in width, 2 no. first floor windows increased in width.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
 SS1 Development Principles
 SS10 Other Rural Area
 DC1 Design Considerations
 T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0599 Erection of replacement dwelling. Approved.
 SMD/2018/0749 Variation of condition 7 that removes PD. Refused dismissed at appeal.

CONSULTATIONS

Publicity

Site Notice expiry date: 30th Aug 2021
 Neighbour consultation period ends: 30th Aug 2021
 Press Advert: N/A

Public Comments

None

Town / Parish Comments

Awaited

OFFICER COMMENTS**Green Belt**

The original planning permission was granted for a replacement dwelling that would be materially larger, on the basis that it would be no larger than the existing dwelling if it were extended under permitted development provisions, but would ultimately be of a more coherent design. The revised plans do not introduce any further size increases, the form, footprint and massing would remain the same.

Design

Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. Chapter 12 of the NPPF highlights the importance of good design and states that design quality should be considered throughout the evolution and assessment of individual proposals.

Largely the form and appearance of the replacement dwelling would not be significantly different. In terms of the way the dwelling presents on the site, there would appear to be a certain logic in detailing the elevation that faces the west and the driveway entrance as the front elevation. The character and appearance of the area would not be harmed in these regards.

Amenity

Policy DC1 of the adopted core strategy states that new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance; protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. Paragraph 127(f) of the NPPF requires a high standard of amenity to be achieved or existing and future users of development.

The application site is located at a slightly elevated position and 36m from Woodside Holdings, the closest residential dwelling. At this distance, it is not considered that there would be an overlooking issue. The proposed dwelling is located to the north east of Woodside Holdings, as such it is not considered that it would cause a shadowing issue.

Overall, it is considered that the replacement dwelling would have a similar impact upon neighbouring amenity as the previous original dwelling. The varied arrangement and resizing of windows on the south facing elevation, in particular, would not introduce additional overlooking. First floor windows would still serve bedrooms and

ground floor windows would serve living rooms, these windows would be no closer to the neighbours than those that already have planning permission. As such, it is considered that the proposals accord with policy in this regard.

Ecology

No new issues raised. The ecology condition can be repeated to any new varied permission.

Highway Safety

The Highway officer did not raise any objection to the original proposal in highway safety terms. No conflict with Policy T1 and relevant policies of the NPPF. No new highway issues would be raised with this proposal to rearrange window and door sizes and positions.

CONCLUSION / PLANNING BALANCE

The revised plans do not raise any new harms or issues in terms of the developments impacts on character and appearance or the greenbelt.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 01/10/2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council