

DELEGATED DECISION REPORT

SMD/2021/0554
Valid 19/08/2021

KINNOULL EAST STREET
LEEK

**APPROVAL OF RESERVED
MATTERS FOLLOWING OUTLINE
PERMISSION SMD/2019/0019
FOR A BUNGALOW**

**(RESERVED MATTERS - MINOR
APPS)**

MAIN ISSUES

- Design and visual impact
- Highways/parking provision
- Amenity
- Environmental Health
- Drainage
- Trees

DESCRIPTION OF SITE

The application site is a plot of land to the rear of a dwelling known as Kinnoull, East Street Leek. The land is former garden area which once belonged to Kinnoull. Vehicular access is via a lengthy drive positioned between a dwelling called Lynwood and one known as St Crispin. The access is a narrow, unmade track which is bounded by hedgerows and fencing. The site is currently overgrown with areas of hardstanding still remaining visible from the time it served as a parking area to Kinnoull. Outbuildings have been demolished and the site has been separated from the Kinnoull garden by timber fencing.

The application site is located within the Leek Town Development Boundary. The site is not within a Conservation Area and there are no Listed Buildings either within or in close proximity to the site. The land is not within any identified flood risk area and there are no protected trees.

PROPOSAL

Reserved matters application, (seeking approval for appearance, landscaping, layout and scale) for the erection of a detached dwelling with its own private off-road parking/turning area and gardens/patios. Accommodation would consist of open plan kitchen/living/dining area, utility, WC and bedroom (with ensuite), at ground floor level. Within the roofspace, there would be a further 2 bedrooms and separate bathroom. Dormer windows would serve each of the upper floor bedrooms.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS5	Leek Area Strategy
H1	New Housing Development

DC1	Design Considerations
NE1	Biodiversity and Geological Resources
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.
2. Space About Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2: Achieving sustainable development
- 6: Building a strong, competitive economy
- 9: Promoting sustainable transport
- 11: Making effective use of land
- 12: Achieving well-designed places
- 15: Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0019 Outline planning application with details of access (all other matters reserved) for the erection of a single, detached bungalow. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.

Public Comments: No representations received.

Leek Town Council: Not unneighbourly.

Environmental Health: No objections.

Staffordshire County Council Highways: No objections subject to condition.

Severn Trent Water: Request drainage details if any have been supplied. (Please see Drainage section within this officer report).

Trees (SMDC): No objections subject to condition.

Waste (SMDC): No issues regarding waste collections.

OFFICER COMMENTS

Principle of Development

The application site is located within the Leek Town Development Boundary where there is support for residential development. It is noted that the principal of housing on this site has been accepted by means of the approved Outline consent (SMD/2019/0019).

Design and visual impact

The design of the dormer bungalow is very similar to the indicative plan which was submitted at Outline stage. The gable arrangement, pitched roof dormers and internal chimney stack, contribute to a dwelling design which is simple in its appearance. At approximately 5.9m high to the ridge, the dwelling is not excessively sized. The plans indicate the use of Staffordshire Plain lay tiles and Ibstock Birtley, Olde English brick. The brick and tile materials are acceptable and are recognised as a good choice for new build residential development. Windows and doors positioning and proportions are acceptable.

Visual impact upon the wider area will be very limited due to the plot being located to the rear of the Kinnoull property, the land being slightly lower and generally masked from public view by other East Street fronting properties. Dwellings within East Street and the surrounding area are mixed in terms of their size, design and age. There are no objections to the design or visual impact of the proposed dormer bungalow.

Highways/parking provision

The dwelling would consist of 3 bedrooms. The Local Plan requires the two off-road parking spaces be provided. This is achievable within the site, as is demonstrated by the proposed site plan. County Highways have no objections. It is noted that the plan contains two 'red edges' the smaller of the two being parking provision at the front of the Kinnoull property to compensate for the loss which would occur as a result of the new build dwelling. A site visit confirms that the parking area has indeed been provided.

Amenity

Two aspects of amenity need to be considered; amenity for occupants of the proposed dwelling and the resultant amenity impact (if any) upon neighbouring residents. These matters have been considered previously as the application was accompanied by indicative plans showing possible design and layout. There are no amenity objections in terms of the living standards for future occupants of the dwelling. There are sufficient separation distances between principal windows and boundaries (6m distance is met), there is sufficient parking space (as discussed above) and the garden/patio area meets the required Space About Dwellings standards of 65sqm and 11m mean length.

There are no neighbour amenity objections. Whilst the new dwelling will likely be seen from the windows and grounds of neighbouring properties, the site is sufficiently sized, and the dwelling located so that there are no direct 'window to window' relationships or any resultant overbearing relationship. The first floor dormer and window in the east elevation have the potential to overlook the garden of the neighbouring property. However, this is a large garden and they would overlook only the end portion. They would not overlook the more private areas immediately adjacent to the house or into the windows of the property itself. Such overlooking in suburban situations is not unusual or unacceptable. Similarly any shadow cast over the neighbouring garden would be only over this end portion and would not affect light to the dwelling itself.

There are no first floor windows facing the property to the other side which also benefits from a large garden. Again any shadow would be limited to the very end of this large garden. Distances in excess of the required 21m would be achieved between the front elevation of the dwelling, and the first floor dormer and the rear of Linwood and Kinnoull.

The existing vehicular access track between the Lynwood and St. Crispin properties would serve the new dwelling. Whilst cars belonging to the new dwelling would pass by the side of these properties the use already existed at the time when the land was used as a garden/parking area for the Kinnoull dwelling. It is not considered that development of this plot with a bungalow would increase the comings and goings of vehicles to an unacceptable degree.

Drainage

Severn Trent Water have responded to the application requesting details of any drainage proposals, the only drainage details within the application are those detailed on submitted drawing reference 2021-2612-03 Rev B. However, at Outline application stage, Severn Trent Water were consulted, they responded stating that there were no objections and confirmed that no drainage condition was required.

Trees/landscaping

The Councils Arboricultural officer assessed this scheme at Outline stage as well as during the Reserved Matters submission and comments as follows;

The mature Ash which stood at the rear (northern) boundary of the site immediately behind the now-demolished pre-fab garage, and the mature Conifers which were also situated along this boundary, have since been felled and removed. It was noted at the time of the previous outline application SMD/2019/0019 that the conifers were in poor condition, with suspected fire damage to several of them, and unsuitable for retention. It was also noted that the Ash had several defects and appeared to be in decline, and was unlikely to be retained for long – as has proved to be the case, no doubt encouraged by the development proposals.

However, given the poor condition/quality of the trees, their removal was appropriate and raises no concerns now. There are no significant trees remaining which would be affected by the specific proposals of the current reserved matters application. I have no objection to the application, and in the circumstances no tree protection conditions are necessary.

The application site is largely enclosed from view, and therefore new landscaping to mitigate visual impact or provide screening/setting is not something that would particularly be required to be secured and/or controlled by planning control, and layout and landscaping treatment of the enclosed private garden can largely be reasonably left to occupants. However, given the loss of the previous Ash and conifers as noted, it would be appropriate for the development, via this application, to provide some biodiversity mitigation or enhancement, and to this end it is noted that the application includes a proposal for a new mixed native species hedge along the southern boundary to separate off the plot from the parent property Kinnoull, in conjunction with a newly-erected close-board fence. The reserved matters application is seeking approval of landscaping, and the proposed site plan includes denotation and annotation for a fully and acceptably specified new native hedge, and this can therefore be approved as reserved matters landscaping. An implementation/maintenance condition should be applied.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above in the report, the application is considered to be acceptable. Conditional approval is recommended.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Jackson

Recommendation Date: 22/10/2021

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council