

DELEGATED DECISION REPORT

SMD/2020/0718
Valid 30/03/2021

**MANOR FIELDS UTTOXETER
ROAD
DRAYCOTT IN THE MOORS**

**PROPOSED DEMOLITION OF
EXISTING DWELLING AND
REPLACEMENT DWELLING WITH
DETACHED GARAGE**

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways
- Environmental Health

DESCRIPTION OF SITE

The application site is Manor Fields, Uttoxeter Road, Draycott in the Moors. The existing dwelling is a two-storey property which appears to have previously been extended. The dwelling is currently vacant and appears to have been so for a considerable amount of time. The dwelling sits within a generously sized, rectangular-shaped plot of land. There is off-road parking at the front of the house and a large (albeit very overgrown) garden to the rear, within which sits the remnants of a detached, timber building. In close proximity to the site, there are a number of residential properties of differing appearance, size and age. The dwelling sits to the south of Uttoxeter Road, its principal elevation facing to the north.

For the purposes of planning policy consideration, the application site is located within the Green Belt and within a Coal Development Low-Risk area. The site does not form part of any Conservation Area, there are no nearby Tree Preservation Orders and no Listed Buildings/structures either within or in close proximity to the site.

PROPOSAL

Demolition of the existing detached dwelling and its replacement with a detached dwelling and detached garage. The application is accompanied by existing and proposed plans, a location plan and a plan identifying some trees on the site.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS10	Other Rural Areas Strategy
H1	New Housing Development
DC1	Design Considerations
DC3	Landscape and Settlement Setting
T1	Development and Sustainable Transport

Appendix 2 Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2: Achieving sustainable development
- 5: Delivering a sufficient supply of homes
- 6: Building a strong, competitive economy
- 9: Promoting sustainable transport
- 12: Achieving well-designed places
- 13: Protecting Green Belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

03/00119/FUL Demolition of existing dwelling and erection of 2 dwellings. Refused.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments: No comments received during the statutory consultation period.

Draycott in the Moors Parish Council: No objection to the application.

Waste Services (SMDC): No issues regarding waste collection.

Environmental Health: No objections subject to conditions

Staffordshire County Council Highways: No objections subject to condition.

OFFICER COMMENTS

Principle of Development

The application site is located within part of the Staffordshire Green Belt. In accordance with the National Planning Policy Framework (NPPF), the Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt, unless the proposal falls within one of the exception categories. Contained within the list is the exception of a 'replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.' It is noted that detached garages are not included within the exceptions list, therefore consideration must be given to whether there are very special circumstances. In this respect, it is noted that Permitted Development Rights are still in tact for the existing dwelling, therefore a large, detached outbuilding could be constructed (subject to dimensions/locations) without planning permission and would therefore at a later date qualify for the 'replacement building' allowance within the NPPF.

Local Plan policies also give some provision for replacement dwellings within the open countryside and Green Belt. Relevant to this application, policy SS10 seeks to meet housing requirements by 'restricting new build housing development in the countryside to that which has an essential need to be located in the countryside in accordance with Policy H 1' and 'allowing the conversion or replacement of an existing rural building in accordance with Policy H 1.' SS10 also allows for 'additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.'

Local Plan policy H1 also lends support for replacement dwellings 'provided they do not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area.'

Design and visual impact

The new dwelling is acceptable in terms of its appearance. It would be a simply formed, gable designed house. The roof ridge would run parallel to the road in a roughly west to east alignment. There would be a central two-storey, forwards projecting gable within the northern facing (principal) elevation, which would contain the main front door and a canopy. Principal windows would be within the front and rear elevations (secondary windows within the side walls) and a lean-to at the rear would provide a canopy shelter above the ground floor bi-folding glazed doors. Windows are proportionally sized to the walls, there is a good solid to void ratio. The application form makes no reference to the types of bricks, tiles or windows to be used but these details can be controlled by conditions.

There are no objections in terms of any wider visual impact. Whilst the dwelling would be seen from the highway, there are a number of dwellings within the vicinity of this site. There is no uniform appearance to surrounding properties, they are mixed in terms of size, design and age. The scheme would not have any adverse visual impact upon the street scene.

Neighbour amenity

There are dwellings across the road, but they will not be affected due to separation distances and orientation of the properties. There are no houses to the rear of the site. There are neighbouring dwellings to both the east and west of the application property. To the east are a pair of semi's, the nearest being number 2 The Villas, a two-storey dwelling with a range of single-storey structures to the rear. The previous scheme proposed a dwelling further back into the plot, which would have resulted in overlooking to the rear of 2 The Villas from the proposed windows in the front elevation; the amended scheme reduces this impact by bringing the new dwelling closer to the road than the previous proposal, and further away from the boundary than the current dwelling. As a result the angle of viewing between the 2 principal windows is too acute to result in any significant overlooking. A number of side windows are proposed in the gable looking towards this dwelling. It is considered prudent that these be obscured glazed and fixed by condition. The proposed drive has been relocated to run along

the eastern side of the new dwelling providing a further gap between the two dwellings and preventing any overbearing development being close to the boundary line. Although there would be a breach of the 45 degree line from windows in the rear elevation of the main part of the neighbouring house, this would be at first floor only and given the separation between the dwellings, not sufficient to sustain a refusal.

To the west there is a detached dwelling known as Swallow View which sits further back in its plot than the proposed new dwelling would. As a result there would be no overshadowing of principal windows in its rear elevation. Although the new dwelling would stand forward of the front elevation of Swallow View, due to the separation distances involved, the new dwelling would not have any adverse overbearing impact upon the occupants of Swallow View. The new dwelling would only have secondary windows within its side walls. These again could be fixed and obscured by condition. The garage building is located at the bottom of the garden and there is an existing garage to be removed in a similar position. Whilst the new structure would be taller, any overshadowing would be limited to the very ends of the neighbours gardens, and given the separation to the boundaries would be very limited. It is noted that no letters of objection have been received from any residents.

Highways

The applicant has submitted a revised site layout plan. The new plan was requested by officer's to alter the location of the dwelling within the plot. Officer's had not requested any alterations to the access arrangements, however the plans show an amendment from the originally proposed arrangement by narrowing the vehicular access, relocating the drive to the eastern side of the dwelling and also proposing a new, detached garage at the rear of the house. The proposed floorplans do not label the use of all of the rooms, however the internal arrangement at first floor level suggests that this could be a 4 bedroom property. As such, the Local Plan parking standards requires 3 off-road spaces. Due to the size of the plot and the extent of proposed hardstanding (together with detached garage), the parking standard requirement can be met.

The County Highways officer has no objections to the amendments and has issued a Form X accordingly.

Environmental Health

Environmental Health officer has assessed the application and have no objections to the scheme subject to conditions and advisory notes. Recommended conditions include those relating to contamination, soil testing, lighting and securing a Demolition, Construction and Environmental Method Statement. The agent has confirmed he has no objection to the Environmental Method Statement which is a pre-commencement condition.

CONCLUSION / PLANNING BALANCE

The application site is within a Green Belt setting where it is established that a replacement building is within the NPPF exceptions list. This application seeks a replacement dwelling and is therefore not inappropriate in principle provided that it is not materially larger than the one it replaces. Whilst the new dwelling will offer increased floorspace accommodation it must be borne in mind that the existing dwelling benefits from a range of domestic Permitted Development Rights which could enlarge the dwelling and develop the site substantially. It has been calculated that the new dwelling would have a floorspace increase of approximately 30% which is considered acceptable and in order to prevent circumvention of any Green Belt policy, it is recommended that some Permitted Development Rights are removed; allowance has already been given for a slightly larger dwelling. The dwelling would fit in well with its surrounding development, indeed dwellings to the west have a more modern appearance to them and the use of conditions would secure building materials and any landscaping. There

are no neighbour amenity, highways or Environmental Health objections. Removal of some Permitted Development Rights would ensure neighbour amenity is not compromised.

It is noted that garages are not included within the Green Belt exceptions list, however a special circumstance is that Class E Permitted Development Rights exist at the existing dwelling and therefore a garage could be constructed prior to demolition as a fall-back. Approval of this development allows consideration of the new garage building and removal of Class E ensures that any further development can be controlled, for example it would allow consideration at a later date for an proposed side extension which may/may not have an impact upon 2 The Villas or block the driveway and removing parking space.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson

Recommendation Date: 2/12/2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council