

DELEGATED DECISION REPORT

SMD/2021/0772
Valid 24/11/2021

**BROAD HAYES PARK
HOMES HAMMERSLEY
HAYES ROAD
CHEADLE**

**DEMOLITION OF DISUSED
SITE OFFICE AND ERECTION
OF A NEW CHALET
BUNGALOW.**

(FULL - MINOR)

MAIN ISSUES

Impact on character and appearance of area, residential amenity, and compatibility with the strategy for housing supply.

DESCRIPTION OF SITE

A caravan park home development of around 35 units that was established, with planning permission, in 1952. A condition of the 1952 permission made some attempt to restrict occupancy to persons local to the Cheadle area, but that condition was apparently lifted in the 1980s. There does not appear to be any restriction on occupancy, and the existing occupiers are lease hold owners with full residential use, while the land and the lease is owned by the applicant.

The 35 park homes are all similarly sized caravans set out on evenly spaced plots around a circular loop road. The development is at the far northern end of the Cheadle settlement with the edge of the development sharing a boundary with open countryside to the north and green belt to the north east.

The application site relates to a small block built office cubicle – square footprint and monopitch sloping roof. The office is built adjacent to an area of garden or open space.

PROPOSAL

To replace the existing office block, said to be unused and no longer required and not a necessity of the site license, with an additional park home caravan plot. The plot would take the area covered by the building and an area of adjacent garden, that appears to be part of communal open space.

The new park home would be a 'Hayden Classic' a long narrow static caravan. Two bedrooms, kitchen, living room and ensuite bathroom. 51 sq metre floor area provided.

The plot would provide a small garden area and a parking space.

There is no detail to indicate that the caravan is intended for any particular group or to meet any specific need.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives

SS1 Development Principles
SS7 Presumption in Favour of Sustainable Development
H1 Housing supply
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

NC1799 Caravan Park. Approved 1954.

(subject to a condition limiting occupation to persons within the Cheadle Rural Area)

86/00889/OLD Variation of condition 1 on previous approval to release ownership/occupation restriction. Approved 1987.

CONSULTATIONS

Publicity

Site Notice expiry date: 31.12.2021

Neighbour consultation period ends: 31.12.2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Cheadle Town Council: No Objection

OFFICER COMMENTS

Introduction

Available planning history is limited, however, it appears that in 1952 the whole of the area was granted a planning permission to be used broadly as a caravan park. The permission was subject to a condition that required full details to be submitted and approved, presumably address of that condition tied the layout and number of caravans on site, however, a history search has not to date uncovered the requisite submission or approval. This proposal therefore, may not strictly speaking result in a material change of use, but rather, perhaps, a revision to the condition and the site layout. In any event, and in the absence of requisite details, a permission that confirms that the land can be used to provide a single park home and should be laid out in accordance with the submitted plan, should be clear on its face and deliver an appropriate level of regulation. The proposal does not raise any issue with licensing, the licensing officer confirms.

Principle of Development

The site is located within the market town settlement of Cheadle where Local Plan area strategy SS7 applies. The Strategy is to, broadly, seek to expand the role of Cheadle as a significant service centre and a market town. This to be achieved through expanding the housing market area by increasing the range of available and affordable house types.

Housing supply policy H1 requires all development to be assessed according to the extent to which it provides for quality, sustainable housing and to which it meets identified needs, having regard to the location and the site characteristics. The development should be at the most appropriate density compatible with the site and its location and with the character of the surrounding area.

The proposal will effectively provide a new, open market, full residential home within the area of Cheadle in a relatively unconventional manner where plot size, floor area and housing quality maybe considered relatively substandard – after all the home would be provided in a caravan on a caravan park, a relative anomaly within the District. However, with this in mind, having regard to the unique location and site characteristics, there are obvious merits against the policies where the design and size of caravan home, within its allocated plot, would be compatible with the density, location and character of the surrounding area. Moreover, the development would provide a specific type of housing type that would only contribute to the range and variety within the supply of housing.

Impact on the character and appearance of the area

The design and appearance of the proposed home would be very similar to many of the other homes on the caravan park, it would be unremarkable but entirely compatible with the character and appearance of the locality.

To form the plot there would be some loss of what appears to be an area of open space within the park. However, the loss would be small and overall not especially notable within the environment – a strip of garden area would be retained along the long side of the park home fronting the road 'Silver Side', and an area of open space/park landscaping to the front of the communal parking area would be retained.

The proposal would not harm the character and appearance of the area or the quality of the environment in these regards and there would be no conflict with the relevant policies identified above.

Impact on Amenity

The park as a whole is quite dense, the caravans are spaced within close proximity meaning that there are opposing windows with separation distances that are a lot less than those distances prescribed in space guidance for the conventional provision of a dwellinghouse. Due to the internal design of the caravans, habitable areas have windows on more than one elevation.

The caravan immediately adjacent has small windows on the side elevation facing the proposal and then one large window on the gable end that would be unaffected by the proposed caravan. The proposed additional caravan would have principal outlook toward the road and the gable end.

The amenity of existing residents would not be unreasonably affected and the proposed caravan would have standards of amenity similar to that of the other existing units.

CONCLUSION / PLANNING BALANCE

The proposal would be compatible with the strategy and approach to housing supply within the area. There would be no harm to the character and appearance of the locality or unreasonable impact on the amenity of other residents. There would be no conflict with the local plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 19th January 2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council