

DELEGATED DECISION REPORT

SMD/2021/0705
Valid 03/11/2021

**19 ROSSMOR MEADOW
DRIVE
CHEADLE**

**OUTLINE PLANNING
PERMISION WITH ALL
MATTERS RESERVED FOR
THE ERECTION OF A
BUNGALOW ON LAND
ADJACENT TO NO.19
MEADOW DRIVE**

(OUTLINE - MINOR APPS)

MAIN ISSUES

The principle of the development
The impact on the character and appearance of the area
The impact on residential amenity.
The impact on highway safety

DESCRIPTION OF SITE

The site lies within the development boundary of Cheadle and is a short distance to the south-west of the town centre. It comprises most of the side garden of a 1930 semi-detached dwelling which faces Meadow Drive to the west. The garden is entirely to the side and also borders with the road and is visible from it and separated from it by a 1.0m approx. high brick front boundary wall running alongside the pavement. The existing dwelling is to the south. To the north is a small patch of land with garages and which appears to be used as a vehicle parking/workshop yard. Further to the north lies a row of bungalows which face Meadow Drive and which have a mainly 1950s design.. There are detached two-storey dwellinghouses, modern and old, on the opposite side of the road to the west. To the rear of the site to the east lies the rear gardens of houses which face The Avenue and to the north of this lies smaller rear gardens belonging to new-build terraced dwellings facing the end of Hursts Yard cul-de-sac further to the north.

PROPOSAL

This is an outline planning application for a 2-bed detached bungalow and with “all matters reserved” for a future Reserved Matters in the event of outline approval being granted i.e. design/appearance, scale, siting, landscaping and the access. Despite this, indicative drawings have been submitted with show a plot with a width of 11.5 metres and a bungalow in the middle with a gable-sided pitched roof and front and rear projecting gables, which would face the road and have a parking area for two cars to front and a private garden area at the rear. A Design and Access Statement has been submitted.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS7 - Cheadle Strategy
H1 – New Housing

NPPF (Revised July 2021)

Sections 5 (Housing).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0103: Full application for a dwelling. Refused.

CONSULTATIONS

Publicity

Site Notice expiry date: 8/12/21.
Neighbour consultation period ends: 8/12/21.
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Local Highways Authority

No objection subject to standard conditions for these types of outline proposals.

Environmental Health

No objection subject to standard conditions.

Severn Trent Water

No objection.

SMDC Waste Collection Services

No issues regarding waste collections.

OFFICER COMMENTS

A full application for a dwelling on the same plot was refused in 2018. The principle of a dwelling here was accepted as the site is within the development boundary of the town and in a sustainable location. It was refused due to the impact on residential amenity by virtue of overlooking from an existing first-floor window on the existing dwelling over the proposed back garden and also overlooking between existing windows of the house and a proposed side kitchen window on the new house. These were considered to lead to a loss of privacy affecting the living conditions of both the existing and proposed houses. It was also refused on grounds of inadequate parking with not enough space to front of the house and a drive big enough for just one car, leading to parking on the road and therefore detriment to highway safety.

The principle of placing a dwelling on the plot remains acceptable despite a new Local Plan coming into force since the previous refusal and where housing is expected to be delivered on housing allocations but also within the development boundaries. The site remains within the development boundary and it is recognised that small windfall sites can still make a contribution to the housing needs of the District. The application is submitted in outline and only seeks to establish the principle of development as all other matters are reserved. The previous refused dwelling was a 3-bed chalet bungalow type dwelling whereas this new scheme is for a single-storey 2-bed bungalow and there is a particular need for small 1-bed or 2-bed units in the District which gives more weight to supporting this new proposal.

The scale and design of the dwelling are left as reserved matters but it is noted that whilst the previous design was considered to not particularly harmonise with the street scene where no other chalet dwellings (i.e. bungalows with bedrooms in the roof at first-floor level) exist, the design was not considered harmful enough to refuse. The new scheme is for a single-storey 2-bed bungalow and there are several small bungalows further along the road on the same side. Although details of design are reserved matters, I consider there is the potential to provide a bungalow which would fit in well with the street scene and not harm the character and appearance of the area which in any case comprises a mix of dwelling types and designs.

The site is slightly narrower than the one in the previous application but would still be comparable to many other on this side of the road in terms of its width and depth and this includes No.12A where a small modern detached bungalow has been built of similar width, form and size as the one proposed in the indicative drawings submitted. The provision of one small 2-bed bungalow on the plot would not be out of keeping with the surrounding area.

One of the reasons for refusal related to the impact on residential amenity. However, this relates to matters of design (in this case window positioning) and also siting (the garden being too close to an overlooking bedroom window) which are reserved matters for this current application. These are simple matters to resolve through the careful positioning of windows. It is also noted the shared boundary for the new plot has been moved further away from the existing house and therefore the rear garden would also be further from the existing bedroom window. Careful consideration of the eventual siting of the dwelling and the garden can reduce the

scope of harmful overlooking. For example, given the footprint in the indicative drawings with this new planning application, if the bungalow could be handed/switched so that the rear projection was next to the shared boundary with the existing house and not the far side boundary to the north, the projection could block views into much of the garden from the first-floor bedroom window facing the site. Overall, I consider the indicative drawings sufficiently demonstrate that a 2-bed single-storey dwelling can be placed on the site without harming the residential amenities/living conditions of both the existing and proposed occupants or any of the other properties in the area, through the particular siting and design of the dwelling at the Reserved Matters stage and that the matters leading to the refusal of the previous application can be resolved.

It is noted the existing dwelling, once the plot is subdivided, would be left with very little space for a private garden area. However, the previous application was not refused for this reason and the new application would in fact result in more space about the existing dwelling. Furthermore, the recent refusal of a similar proposal in Cheadle (off No.20 Windy Arbour) on the grounds of inadequate garden space for the existing dwelling once the proposed dwelling had been built on its side garden, was allowed on appeal as the Inspector did not consider this would have significantly harmed the living conditions of the existing occupants and permission was therefore granted for the proposal and has now been built.

With regard to highway safety, similarly, careful siting and layout of development can allow sufficient space to provide on-site parking provision for two cars. The previous drawings showed just one parking space on a narrow and short drive with insufficient space for a longer driveway. However the new indicative plans, whilst showing a dwelling no further from the road, show two cars side by side. I am satisfied that a two-bed bungalow can be provided on the plot (despite it being narrower than the previous plot) along with two car parking spaces to the front and a sufficient garden area to the back (which accords with the space standards in the Council's Space About Dwelling SPG). A section of redbrick wall would have to be removed but this would not harm the street scene as much of it would still be retained. There would even be an area reserved to the front of the dwelling and next to the possible parking spaces of sufficient size to provide a lawn or other soft landscaping in the interests of the appearance of the new property and the overall street scene. The Local Highways Authority has not objected to the application and clearly considers that two on-site parking spaces can be provided off the site frontage without harming the level of road safety.

CONCLUSION / PLANNING BALANCE

The proposal is acceptable in principle in this location and through careful consideration at the Reserved Matters stage, would not harm the visual or residential amenities of the area and can overcome the reasons for refusal of the previous full planning application for a dwelling on this site. It would comply with the Council's Local Plan (adopted September 2020) and is in line with the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 29.12.21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council