

DELEGATED DECISION REPORT

SMD/2021/0640
Valid 01/10/2021

**LAND WEST OF
WOODLANDS
CHEDDLETON ROAD
LEEKBROOK
LEEK**

**APPROVAL OF RESERVED
MATTERS, APPEARANCE,
LANDSCAPING, LAYOUT AND
SCALE IN RELATION TO
SMD/2018/0371**

**(RESERVED MATTERS -
MINOR APPS)**

MAIN ISSUES

- Design / impact upon street-scene and character & appearance of the area
- Impact upon neighbouring residential amenity
- Highway safety

DESCRIPTION OF SITE

The application site relates to land adjacent to The Woodlands, Leek Road, Leekbrook and comprises the garden area and former swimming pool building attached to detached dwelling on site and which lies to the west side of the house. The site and house are on land elevated above the private access road which runs past the property to the south. This connects to another road called Leekbrook Junction to the east which then connects onto the A520 further to the east. There is a row of Victorian terraced houses (possibly former railway cottages) to the west side, also served by the private access road. The Churent Valley Railway runs along the rear boundary to the north and further to the north lies woodland. Industrial warehouses lies to the east side and also at the bottom of the slope to the south.

The application site is located within the development boundary of Leekbrook.

PROPOSAL

This is a Reserved Matters planning application for one dwelling following an outline permission, with all matters reserved, being granted for the dwelling on 26th October 2018. The Reserved Matters in which approval is sought are “scale”, “appearance”, “siting”, “landscaping” and “access”.

The drawings put forward show a three-bedroom single-storey red-brick “chalet” type dwelling with first-floor rooms in the roofspace and a main part with side gables and a front projection with front-facing gable, therefore replicating to some extent the existing dwelling at the property but with a more modern design with the large glazing taking up most of the front gable (from ground to ridge) and which has a zinc

trim surround, making it the most prominent feature. There is also a flat-roofed lower rear projection and some timber cladding areas including the garage doors.

The existing access drive to the existing dwelling, off the private access road, would be re-used, forming a shared access and new driveway would be formed off the existing drive to lead to the proposed integral garage.

With regard to landscaping there would be no tree removal and only minor planting to the front of the proposed dwelling. A hedge would be planted along the new shared side boundary between the existing house and the new house.

A Great Crested Newt Mitigation Statement was later submitted.

This application is a revision to a Reserved Matters approval for the dwelling in October 2020 (Ref: SMD/2019/0522). The footprint of the main part of the dwelling, the height above existing ground level and the form, shape and contemporary design approach remain the same as previous. The main differences with the new scheme is the single-storey rear flat-roofed projection added and also the removal of the lower ground level to accommodate a subterranean garage which would have involved significant ground extraction. The new scheme also replaces another modern front-facing gable with a garage door as the garage would now be on ground level.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted September 2020)

H1 New Housing Development
DC1 Design Considerations
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources
T1 Development and Sustainable Transport

National Planning Policy Framework (NPPF)

Sections 5 (Housing) and 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1998/0345 Outline application for residential development (one dwelling)
revised submission APPROVED 08/04/1998

SMD/2000/0344 Swimming pool enclosure APPROVED 05/06/2000

SMD/2003/1415 Extension to form garage with store room over APPROVED
30/01/2004

SMD/2018/0371: Outline permission with all matters reserved for one dwelling.

SMD/2019/0522: Approval of reserved matters landscaping, layout and scale relating to outline permission SMD/2018/0371

CONSULTATIONS

Publicity

Site Notice expiry date: 16/11/2021

Neighbour consultation period ends: 16/11/2021

Press Advert: N/A

Public Comments

None.

Leek Town Council Comments

“Not unneighbourly.”

Staffordshire County Council Highways

No objection. No further conditions recommended.

Environmental Health

No objection. No further conditions recommended.

Staffs Wildlife Trust

No objection to the Great Crested Newt Methodology.

Churnet Valley Railway (consulted on 24.1.22)

No response

OFFICER COMMENTS

The form and main materials for the proposed dwelling are not out of keeping with neighbouring dwellings and there is a mix of styles in this area. The height and scale would not be excessive in relation to the neighbouring dwellings. The modern features such as the fully glazed gable and metal surround are not in keeping with the traditional styles found in neighbouring dwellings and gives the dwelling a modern twist on an otherwise traditional form, but due to the difference in styles, I do not consider this would harm the character and appearance of the area given that most development nearby comprises large metal clad warehouses. Due to the distance from the nearest public highways and public footpaths, together with screening on all four sides by neighbouring dwellings to the east and west, warehouses and tree belts to the south and woodland to the rear (north), the dwelling would only be visible from the private access road and from very long range views to the south (due to the elevated position) although certainly not harmfully prominent from long range views and therefore not harmful to the landscape or the

general character and appearance of the area. The timber clad parts are not the dominant material and would in fact blend in with the red brick rather than stand out as a contrasting material. The flat-roofed rear project is a modern feature which would not harm the appearance of the proposed dwelling and would be very well screened and not visible from the private roads let alone the public highway.

None of the trees are proposed to be removed and the development would not affect the roots of any significant trees elsewhere at the property or on neighbouring sites including the wooded areas to the north. The proposed planting is basic but would still be sufficient and appropriate for this particular development and would still add positively to the site and space around the dwelling and compliment the nature of the wider area.

The siting of the main part of the proposed dwelling roughly level with the terraced dwellings to the west would ensure that the 45 degree lines measured from the primary windows would not be blocked (there are no primary windows on the side elevation of the end terrace dwelling facing the site) and therefore light provision would be unaffected. There are primary windows at the existing dwelling at the property on the side elevation at ground floor level facing the proposed dwelling but the light provision to those windows is already affected by the projecting swimming pool structure which will be removed along with an outbuilding which is directly in front of some of those windows and the removal of those structure will allow more light in despite them facing the flank wall of the proposed dwelling. Furthermore, it is not considered that the dwelling now proposed would have any greater impact on these windows than the previously approved proposal.(SMD/2019/0522) The primary windows of the proposed dwelling would face the front and rear and not neighbouring properties and although there would be two slim feature windows and rear projection side glazing facing the terraced dwelling, as these windows are at ground floor level, the boundary treatments ensure no overlooking would occur from those windows. It is noted that no neighbour objections have been received. The proposal would therefore not harm the residential amenities of existing residents.

With regard to the living conditions of the proposed occupants, the proposed floorspace exceeds the standards in the governments Nationally Described Space Standards and the private outdoor amenity space i.e. the rear garden would also exceed the length and size standards set out in the Council's Space About Dwellings SPG. The proposal would therefore provide sufficient indoor space for the occupants and sufficient private outdoor space to enjoy.

The access is acceptable and would provide parking space for at least two vehicles in accordance with the Council's parking standards for three-bed dwellings and there is sufficient space for vehicles to turn and access the private road in forward gear via the existing shared driveway.

Finally, a condition on the outline permission required a Great Crested Newt Methodology Statement to be submitted at the Reserved Matters stage and this was subsequently submitted and has been deemed acceptable to Staffs Wildlife Trust. The development can therefore be constructed without harm to the newts potentially present in the area in accordance with the statement. An Ecology Survey to establish what other protected species may be present together with any mitigation

measures and required enhancement measured is required to be undertaken under one of the conditions attached to the outline permission, before works commence.

I consider the new scheme would amount to an improvement on the previous Reserved Matters approval which involved significant extraction to create a lower ground floor level and made the house appear in form more as a two-storey dwelling rather than a single-storey chalet dwelling despite there being no difference in height above existing ground levels. The new scheme would have less visual impact when viewed from the front than the previous scheme and I consider the well-screened new proposed rear projection would be preferable in terms of visual impact to the lower ground floor part of the previous scheme which was visible from the road.

CONCLUSION / PLANNING BALANCE

The scale, design and siting of development together with landscaping is acceptable and would not harm the visual or residential amenities of the area and the access is also safe and acceptable and would not affect public highways. The overall proposal would comply with the Local Plan and the government planning guidance contained in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 15.2.22

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council