

DELEGATED DECISION REPORT

SMD/2021/0802
Valid 07/12/2021

58 WELL STREET
CHEADLE

**ERECTION OF A TWO-
BEDROOM HOUSE**

(FULL - MINOR)

MAIN ISSUES

Impact on character and appearance of the locality and the amenity of existing residents. The extent of amenity afforded to the future occupier relative to the arrangement and layout of the plot.

DESCRIPTION OF SITE

The plot is taken from the former rear garden of the corner dwelling 58 Well Street which has an elevation fronting Ashbourne Road, occupying a position adjacent to the Well Street junction. This area has been cleared of grass shrubs and maturing trees, it is now stoned and has a scrubby surface. The long side of the plot flanks Well Street. The existing dwelling and all its grounds are owned by the applicant, the existing dwelling is occupied by a tenant, and a 2m high close boarded fence has been erected to enclose the dwelling.

The prevailing dwelling type in this locality are two storey terraced urban cottages. Around the corner on Ashbourne Road there is a row of recently built terraced dwellings that replicate a traditional Victorian workers cottage. On the opposite side of the road, on Well Street, there is a series of post war ex local authority houses of distinctive uniform character.

Looking across the plot from Well Street to the north the view is of the front and end elevations of the two storey dwellings on Ashbourne Road.

As a relative anomaly, to the side of the plot there is a detached hipped roof bungalow in a wide narrow plot, with its 'long-side' front elevation fronting Well Street.

PROPOSAL

With this submission, following a refusal and some pre application advice and discussion, the proposal abandons an approach that would have provided a long, basically formed, roadside bungalow.

Instead, the application now proposes the provision of a two storey detached, two bedroom dwelling – red brick (Ibstock Mercia Antique or similar), small chimney stack, reconstituted stone lintelled windows and doors. 900mm iron ornamental railing panels across the roadside frontage.

The reduced footprint would be centrally positioned within the plot with amenity space to the side and rear. A centrally positioned access with Well Street would provide a shared drive between the existing 58 and the proposed dwelling, with two spaces provided for each dwelling at either end of the hammer head.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS7 Cheadle Area Strategy
H1 Housing supply
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0172 Two bedroom bungalow. WITHDRAWN.
SMD/2020/0644 Two bedroom bungalow. REFUSED.

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

Coal Authority

Coal risk assessment submitted and objection withdrawn.

Staffordshire County Council Highways

No Objection subject to standard conditions

OFFICER COMMENTS

Principle of Development

The site is located, centrally, inside the identified development boundary of Cheadle. The site is not within a housing allocation, nonetheless, here, within the Cheadle settlement, the strategy SS7 generally provides for development that consolidates and regenerates Cheadle as a principal service centre and support the provision of housing. However, taken as a whole, the Local Plan still requires and expects well designed quality development to be sustainable, to provide quality housing that meets identified housing need, be appropriate to the scale and nature of the town and to not adversely affect the distinctive character and appearance of the locality (Policies SS1,

SS7, SD1 and H1). Specifically, Local Plan Policy DC1, reinforces the strategy approach, requiring well designed development that reinforces and protects local distinctiveness.

The published updated 5 year housing supply statement concludes that the Staffordshire Moorlands only has a supply of 4.21 years. As such, para. 11d of the NPPF now applies to applications for housing development i.e. grant permission unless covered by policy in the closed list at footnote 7 (e.g. Green Belt, Local Green Space, SSSI etc), or unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole – The “Tilted Balance”.

Design and Impact on the character and appearance of the locality

The quality of this proposal is that as a two storey dwelling, it commands a smaller footprint that sits more comfortably on a narrow garden plot, affording more amenity space to each side of the building. Moreover, replicating the character and appearance of a traditional Victorian workers cottage, with some of the typical detailing that lifts and promotes a certain quality within the vernacular (corbelled eaves and verges, window lintels, chimneys), it relates to and continues the prevailing dwelling type in the locality, along Ashbourne Road, rather than the adjacent bungalow to the north, that appears as an anomaly in the area.

It would present to the roadside a small, but well-proportioned dwelling, containing architectural detail that promotes quality in the street scene and relates to local vernacular. The development would comply with the Council’s design guide and policy DC1 of the Local Plan.

Impact on Amenity

The front of the dwelling would be just 1.4m from the pavement edge, imposing a strong frontage presence within the street scene, the rear elevation of the dwelling would be no more than 6m from the close boarded fence that forms the boundary that is shared with the rear garden of 23 Ashbourne Road, the rear elevation of the proposed dwelling would flank the side of that garden, at right angles to the neighbour’s rear elevation.

As a rear garden depth for the proposed dwelling, 6m to rear boundary, it would be substandard, a little more than half the depth that Space About Dwellings guidance would conventionally require. However, with the reduced, narrower, footprint a greater degree of circulation space is released so that the size and shape of the plot compensate in other regards, so that open garden/amenity space is available each side of the dwelling, even though some of that space would be reserved for parking.

To work with plot arrangement, internal layout would be set out so that the kitchen would be at the front with living room at the rear. The ground floor kitchen window would face front with outlook from the kitchen sink, enclosed by open railings and pavement edge. The kitchen, a principal room, but not a room where high levels of privacy are necessary. At the rear a patio living room window would face onto the small garden area and a close boarded fence, the window would not overlook the neighbour’s garden behind, because the fence would screen and enclose. Although small, the garden area would provide sufficient private outlook, natural light (west

facing so sunshine would be enjoyed in the afternoon/evening), and sense of space beyond the living room.

Clearly, this proposal would have two storey presence, with first floor mass and windows introduced. There have not been any objections to the proposal in these regards. Two side windows at first floor would have frosted glass, serving a bathroom and the landing. The south facing side gable would face a rear elevation of the existing dwelling at 58 Well Street, the ground floor windows of which are already enclosed by a close boarded fence, first floor windows would have outlook onto the proposed side elevation and obscured window, a standard compliant 15m away.

The garden to the side of the bungalow to the north would not be overlooked, the first floor window in the side elevation would be frosted. The windows in the bungalow's side elevation that would face the proposal, separation distance of 10m between the two, include the side elevation of a conservatory and a frosted bathroom window that sits in a small rear extension.

At first floor, the larger first bedroom would be at the front with outlook across the street with a separation distance of 21.5m between opposing first floor principal windows, only marginally short of the 22m standard set out in Space About Dwellings guidance. At the rear the smaller second bedroom would have two small windows facing over the small garden area and across the side boundary and width of the neighbour's rear garden at 23 Ashbourne Road. This neighbour's garden is relatively large, 25m deep and 10m wide, there is also a shed placed against the boundary which would screen from view a good width of the garden immediately to the rear of the house. The new bedroom windows would not be any more overlooking than say the first floor windows of No. 23's adjoining neighbour at 21. It is also of note that as a two storey dwelling, the width of the elevation flanking the garden boundary would be less than that of a long bungalow, so there is trade off and merit in those regards.

Risks from historic coal mining activity

The site falls within the development high risk area for historic mining records. The Coal Authority responded to the consult with 'Substantive Concern' and an objection with records indicating that the site lies in an area of probable unrecorded underground coal mine workings at shallow depth, posing potential risk to surface stability and public safety. The applicant was asked to provide a Coal Mining Risk Assessment to support the application.

A risk assessment was provided by FWS Consultants Ltd and submitted by the applicant. The report concludes that shallow mining poses a low risk to the site. On the basis of this information the Coal Authority withdraw their objection.

Highway safety

The application proposes a single point shared drive access with Well Street to be positioned between the existing dwelling at 58 and the new proposed dwelling. A shared turning space with two parking spaces per dwelling at each end of a hammerhead. The highway authority do not object to this arrangement subject to the existing access onto Ashbourne Road being closed and fenced.

CONCLUSION / PLANNING BALANCE

The proposal would provide a new dwelling in a sustainable town centre location. There would be no adverse impacts of doing so that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 14/03/2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council