

DELEGATED DECISION REPORT

SMD/2021/0764
Valid 07/12/2021

GORSEYDALE
CHEDDLETON HEATH
ROAD
LEEK

PROPOSED REPLACEMENT
DWELLING AND DETACHED
GARAGE INCLUDING
DEMOLITION OF EXISTING.

(FULL - MINOR)

MAIN ISSUES

- The principle of development
- The impact on the character and appearance of the area
- Impact on residential amenity
- Highway safety

DESCRIPTION OF SITE

The application site is in the countryside between Leekbrook and Cheddleton and comprises a detached bungalow which is within a row of detached dwellings within spacious plots which face Cheddleton Heath Road to the north. The neighbouring dwellings lie to the west and east sides. Open land lies to the south and to the other side of the road to the north which is mainly woodland. There is an abundance of large mature trees in this area including within the site though mainly confined to the shared boundaries. The land slopes downwards from the bungalow towards the south. The site is not in the Green Belt or affected by any other designations.

PROPOSAL

This is a full planning application to replace the bungalow with a larger chalet-type detached dwelling which would have rooms in the roofspace. The proposed front, rear and east side elevations would be roughly on the footprint of the current bungalow but would encroach further west towards the west side boundary, leaving a minimum gap of 6.5 metres although the boundary tapers out towards the rear increasing the size of the gap further rearward. The proposed dwelling would be no closer to the east boundary than the current bungalow. It would have a max height of 7.3 metres. The current detached garage to the east of the side wall would also be demolished and replaced with a new double garage with pitched roof, to the front of the current garage. The finishing materials will comprise “smooth render”, smooth slates/tiles for the roofs and dark grey window frames.

A Design and Access Statement has been submitted which explains that the dwelling has been designed to allow some independent living for a relative hence the layout which shows two kitchen areas but will remain one large residence with one set of incoming utilities.

A new access off the lane would be formed about 15m to the west of the current access which is close to the east side boundary. The existing access would be closed off by extending the existing frontage hedge and wall across it. New hard-surfacing would be provided in front of the new house for parking and turning purposes and would lead up to the new replacement double garage.

Amendments were received on the 18th February 2022 and include the lowering of the eaves to normal single-storey eaves height (i.e. removing the gap between the windows and eaves) for the front elevation, setting back the side element slightly behind the main front wall, also clarification is provided of the render finish which would be white for the main part of the dwelling and grey for the lower side wing to reduce visual prominence when viewed from the neighbouring property to the east (the original plans showed the whole dwelling to be white). Also included is a front porch and fenestration changes to give some character/features and re-enforce the primary elevation of the dwelling i.e. the front elevation facing the access and road. More planting would also be provided along the front boundary to screen the development.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted September 2020)

SS10 Other Rural Areas Strategy
H1 New Housing
DC1 Design Considerations

National Planning Policy Framework (NPPF)

Section 5 (Housing) and 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0494: Outline permission for two detached dwellings on land to the south.

SMD/2020/0218: Reserved Matters approval for the above. Works not commenced.

CONSULTATIONS

Publicity

Site Notice expiry date: 26/1/2022

Neighbour consultation period ends: 26/1/2022. Amended plans: 7.3.22.

Press Advert: N/A

Public Comments

One letter was received from a nearby neighbour in response to the original plans concerned that proper consultation had not taken place and that the application was not going to be decided by Committee.

In response to the amended plans, the same neighbour submitted an email on behalf of herself and two other nearby neighbours which raised no objection providing screening and fencing is installed before works and Environmental Health conditions are followed in order to protect neighbours from noise, light and dust.

Town/Parish Council Comments

None.

Staffordshire County Council Highways

No objection subject to a standard parking and turning condition.

Environmental Health

No objection subject to standard conditions for a replacement dwellings.

Severn Trent Water

No objection.

SMDC Waste Collection Service

No issues regarding waste collection.

OFFICER COMMENTS

Although the site is in a residential area, it is also deemed to be in the countryside as it is outside the development boundaries as shown in the Local Plan. The area is characterised by ribbon development along the road and short cul-de-sac developments off it with open fields to the rear and large green gaps along the road which give the area a rural character. The replacement of dwellings is not unacceptable in this area subject to the design and other environmental impacts.

With regard to the impact on the appearance of the area, the road comprises a mix of styles, sizes and house types including large two-storey dwellings, bungalows and chalet-type bungalows. The proposed fully rendered chalet-type dwelling would not appear out of keeping with the area and the scale and height is not excessive in relation to nearby dwellings. There are other dwellings off the road further along which have a render finish. The garage, although moved forward of the house, would not be any closer to the road than parts of dwelling further up the road to the east. The large gaps between dwellings along this road is a feature of the area. Although the proposal would move the dwelling closer to the neighbouring dwelling to the west, a significant gap would still be maintained which respects the current degree of spaciousness in the street scene and which would not harm the side boundary trees. The vegetation and stone boundary wall along the frontage contributes positively to the street scene. A section of the wall and some vegetation would need to be removed to provide the new access. However, the site plans show the retention of the vegetation and remaining parts of the wall together with some

new tree planting either side of the new access along the walls. The existing access would need to be retained to provide the access to the two approved dwellings to the south of the site. The construction of those dwellings does not appear to have commenced. The additional planting can be achieved by way of a planning condition which would also require specific details of the types and sizes of planting to be submitted, approved and implemented before the new dwelling is brought into use. Overall, I do not consider the amended proposal would harm the character and appearance of the area.

With regard to residential amenity, the plot is wider than average for plots along this side of the road and there are considerable gaps between the current bungalow and the neighbouring dwellings which lie to the east and west sides. The new dwelling would be on a similar siting as the current but as it would be wider, the gap to the west boundary would be reduced. However, it is not considered the replacement dwelling would harm the residential amenities of the property to the west as despite being closer to it and also the increase in building height, the property is well screened by a large tree belt along the boundary. It is also noted that the primary outlooks on the dwelling to the west are to the front (facing the road to the north-east) and to the rear (facing away from the site to the south-west). The replacement dwelling would not be prominent when viewed from the main windows and would not affect the light provision to that property. With regard to privacy, there would be no primary side-facing windows facing the property to the west and also due to the tree screening, the dwelling would not result in any harmful overlooking of the property including windows and the private back garden.

With regard to the property to the east, neither the replacement dwelling or replacement garage would be any closer to the neighbour's property than current. The gap is already relatively large and no new primary windows are proposed for the side elevation facing that property. The proposed rear balcony would not lead to a harmful level of overlooking into the neighbouring property given the angle, the distance between the two and the level of boundary screening.

With regard to the proposed dwellings approved to be built to the south, the distances between the proposed windows/balcony and the windows of each of the approved two new dwellings would be in excess of the standards in the Council's Space About Dwellings guidance. Although views from the replacement dwelling would look downwards towards those dwellings, increasing the scope for overlooking, the approved dwellings would be built at a very oblique angle to the rear windows of the replacement dwelling so any views possible into the front windows of the approved dwellings would be at an obtuse angle not causing views which would harm privacy and the rear gardens would be screened from the replacement dwelling by the approved houses.

The letter from neighbours outlines the need to protect their properties from excessive noise, light and dust which can especially occur during construction works. The Environmental Health Section recommend conditions which include a Construction and Environmental Management Plan to impose measures to prevent such pollutions during the construction phase amongst other conditions to protect residential amenity. I consider the conditions should be attached to any permission for development at this site and the applicant's agent has agreed to a CEMP

condition requiring details to be approved before works commence. I do not consider that new screening/planting should be provided before works commence as this would lead to likely damage during the construction phase. New hedge and tree planting would be required to be undertaken before the new dwelling is brought into use as part of the landscaping condition.

Overall, the proposal due to its scale, design, siting and window positioning, would not lead to any harm to the residential amenities/living conditions of the existing residents of the future residents of the approved dwellings to the south.

With regard to highway safety, the replacement access would not be less safe in terms of its position than is current. The section of road outside the property is straight and the access is set back from the road, behind a wide enough verge and visibility along the road from the new access would not be obstructed by high hedges, walls or trees.

CONCLUSION / PLANNING BALANCE

The amended scheme would not harm the visual or residential amenities of the area and would not have any further impact on highway safety and would therefore 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: 9.3.22

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council