

DELEGATED DECISION REPORT

SMD/2022/0075
Valid 07/03/2022

10 MEADOW DRIVE
CHEADLE

PROPOSED NEW DORMER
BUNGALOW WITHIN THE
DOMESTIC CURTILAGE OF NO
10 MEADOW DRIVE

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Amenity
- Highways
- Coal
- Environmental Health
- Drainage

DESCRIPTION OF SITE

The proposed building plot is within the garden area of number 10 Meadow Drive Cheadle, an end of cul-de-sac location. There is off-road parking at the front and side of the existing house with garden/patio area to the rear. Land levels are generally flat and boundaries marked with red brick walls and timber fencing. To the rear of the plot there is a large, three-bay, red brick outbuilding and materials storage area.

For the purposes of planning policy consideration the application site is located within the Cheadle Town Development Boundary, is on the outskirts of the Cheadle Conservation Area and within a Coal-development High Risk area.

PROPOSAL

Full planning permission is sought for a detached, dormer bungalow which would be sited to the north-west of the existing dwelling. The new dwelling would have its own vehicular access linking to Meadow Drive and a rear garden area. Boundaries to the new dwelling would consist of timber fencing and brick walls. At ground floor level there would be an open plan living/kitchen/dining area, sitting room, WC and additional room labelled as snug/study. The first floor would consist of two bedrooms and a bathroom. Windows would be restricted to the front and rear elevations only.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS7	Cheadle Area Strategy
H1	New Housing Development

DC1	Design Considerations
DC2	The Historic Environment
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands
2. Space About Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

2. Achieving sustainable development
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
9. Promoting sustainable transport
12. Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0582 Proposed extension to provide additional sitting room and bedroom. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired
Neighbour consultation period. Expired.
Press Advert: Cheadle and Tean Times: Expired.

Public Comments: No representations received.

Cheadle Town Council: No objections to the application. Observe that the size of the proposed development would compromise the private space within its curtilage.

Trees (SMDC): No representations received within the statutory consultation period.

Waste Services (SMDC): No issues regarding waste collections.

Coal Authority: No objections

Severn Trent Water: No objections raised. Provide information for applicant/developer.

National Amenity Societies: No representations received within the statutory consultation period.

Environmental Health: No objections subject to conditions.

Staffordshire County Council Highways: No objection subject to condition.

OFFICER COMMENTS

Principle of Development

The application site is located within the Cheadle Town Development Boundary. Local Plan Policy SS7 outlines the 'Cheadle Area Strategy' which gives support 'in principle' for residential developments. Whilst there are no in-principle objections to the scheme, there are other material planning considerations which must be addressed; these are set out below.

Design and visual impact

There are no objections to the application in terms of dwelling design or visual impact. This is a simply designed dormer bungalow to be constructed from brick and tile. Pitched roof dormers are preferred (within design guidance), however in this instance it would be positioned on the rear roof slope, sit well away from the roof plain edges and not visually dominate the roof slope. A well-proportioned projecting gable on the front elevation would add visual interest and this (together with the gable style roof) ensures the dwelling is in-keeping with the style of other residential dwellings along the cul-de-sac. Proposed roof tiles are Hawkins Staffordshire Blue plain tiles, proposed bricks are the Brickability 'Esher' type (both materials specified on the submitted 'Proposed Elevations' drawing). These materials are acceptable and have notably been approved as part of the development to the east of the site, known as Hurst Close. As a result of being set back within the plot, the new dwelling would not have any significant visual impact upon Meadow Drive or the wider area (including nearby Conservation Area). The design and visual impact matters are considered acceptable.

Amenity

Amenity is considered both in respect of the new dwelling and surrounding (existing) residential properties. The Council's Space About Dwellings amenity standards are relevant.

The new dwelling would provide off-road parking which has already been deemed acceptable by County Highways and complies with the adopted Local Plan parking standards. To the rear of the new dwelling there would be a garden. At 118 sq metres area, the garden would satisfy the 65 square metre minimum standard. In the event of approval, the new dwelling is a candidate for having its Permitted Development (PD) Rights removed due to the constrained plot size and positioning towards the rear boundary. PD removal would also reduce the SPG garden depth standard to 11m. However, in this instance the garden depth cannot be achieved due to the positioning of the rear boundary wall. Although of some concern, the 6m depth is broadly acceptable here, the amenity space is private and useable. The proposed plot is of a good size and the dwelling not too large. The dwelling siting means that there is circulation space around the property and whilst being of a more restricted size compared to other Meadow Drive properties.

Turning to neighbour amenity impact. There are no issues in respect of the building to the north of the site due to separation distances involved, positioning/orientation of the buildings and the fact there would be no windows within the northern facing gable of the proposed house. At the rear of the site is a car park. The new dwelling would likely be seen from the parking area but so are the rear elevations of many other Meadow Drive properties. The property most likely to be affected is the existing dwelling (10 Meadow Drive). The submitted

drawings show part of the ground floor internal layout of number 10, with a 45 degree line drawn from the centre point of the rear French doors. It is clear that these doors are just one opening within the kitchen space and there is a further kitchen window within the rear elevation. It could be debated which 'kitchen space' opening within the rear wall is 'principal' but it is clear that there is plenty of light entering this principal room. The drawings show there would be a breach of the 45 degree standard. However, in this instance it is not considered problematic due to the orientation of the dwellings. The rear of number 10 faces towards the west and as such will benefit from sunlight for much of the afternoon. The rear wall is not significantly high and there are no dwellings at the back which would further cast any shadows. On balance the 45 degree amenity relationship is not considered to be that harmful to warrant refusal of the scheme.

Construction of the new dwelling would not leave the occupants of 10 Meadow Drive lacking in private external amenity space or off-road parking provision.

There will be no windows in the side walls of the new house and therefore no overlooking issues. A condition to prevent any additional upper floor windows would be considered reasonable, in the interests of neighbour amenity. The new dwelling is also likely to be seen from within the grounds of number 16 Meadow Drive, but the design of the new bungalow and the separation distance between it and number 16 would ensure there are no amenity issues.

Highways

The new dwelling will benefit from its own private drive (linking to Meadow Drive) and off-road parking space. The plans show a two-bedroom dwelling, therefore triggering the Local Plan parking requirement of two spaces within the curtilage of the dwelling. Two vehicles are shown on the submitted drawing and it appears to be the case that an additional vehicle could park here if required.

The County Highways officer has no objections to the application subject to a condition to provide the parking space prior to first use of the development. The Highways officer notes that the site is also within a sustainable location close to the Cheadle Town Centre.

Coal

The Coal Authority has confirmed the proposed dwelling would sit within a High-risk coal development area. A Coal Mining Risk Assessment was submitted to support the planning application and has been assessed by the Coal Authority (C.A). The C.A have no objections and do not request any conditions. The informative note requested by the C.A should be attached to the decision notice (in the event of permission being approved).

Environmental Health

The Environmental Health officer has assessed the application in respect of potential construction impacts, unexpected contamination and lighting. No Environmental Health objections have been received. Conditions and informative notes recommended.

Drainage

Severn Trent Water (STW) have not objected to the application. The STW consultation response states that there may be unmapped, transferred public sewers on the property. It is recommended that an informative is added to the decision notice to inform the applicant/developer to contact STW for discussions prior to works commencing.

CONCLUSION / PLANNING BALANCE

The District Council currently does not have a 5-year housing land supply therefore triggering the provisions of paragraph 11 of the National Planning Policy Framework which states that

plans and decisions should apply a presumption in favour of sustainable development. Whilst some of the SPG amenity standards cannot be met, the SPG is just one of many material planning matters to be considered. All other aspects of the application are considered acceptable as outlined within the report. It is recognised that the application site is within the development boundary, close to the centre of Cheadle and can be described as a sustainable location.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 11/10/2022.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council