

DELEGATED DECISION REPORT

SMD/2022/0509
Valid 12/09/2022

LAND OFF SMITHY LANE
MOBBERLEY

APPLICATION FOR
APPROVAL OF RESERVED
MATTERS FOLLOWING
OUTLINE APPROVAL
RELATING TO SMD/2019/0441

(RESERVED MATTERS -
MINOR APPS)

MAIN ISSUES

Impact on character and appearance of the area and the amenity of neighbours

DESCRIPTION OF SITE

The site provides a parking area and garage within the generous curtilage of the applicant's dwelling. The site provides what might be described as an obvious, albeit quite generous, plot between Mobberley Cottage and 2 The Cottage – dwellings that are served off the little unmade lane that joins the A522, an 18th Century turnpike route, between Cheadle to the north and Upper Tean to the South. The site is on the fringe of the small hamlet settlement of Mobberley, to the north of where the Crown Public House once stood. The A522 forms the boundary to the Green Belt, which lies to the west. The dwelling, to the east of the road, while outside of the Green Belt, is in the countryside and does not lie within one of the settlements identified in the SMDC Core Strategy as either a 'smaller' or 'larger' village. The location would be considered, in Core Strategy terms, to be an 'Other Rural Area'.

Between New Inn, to the south, and Mobberley Farm, just to the north of the dwelling, much of the A522 passes through relatively dense woodland. This means that travelling from Cheadle, the existing two dwellings and the plot between have a rather rural woodland setting, against an immediate backdrop of mature trees.

PROPOSAL

The application provides plans and details for approval relative to matters reserved from the outline application, namely – layout, access, scale, appearance and landscaping.

This application proposes the construction of a conventionally proportioned and designed double fronted brick, cottage style, two storey dwelling. Brick detail above and below windows and roof verges. The dwelling would have a modest gable projection to the front and a subordinate garage to the side elevation. The front elevation would face south, onto the lane.

The plans include landscaping and access details that show how there would be hedgerow planting to rear boundary, occasional tree planting to front and a paved driveway to front, and patio to rear and skirt of building.

The application includes a phase 1 geo-environmental study and coal mining risk assessment, and details of a Klargest domestic biodisc septic tank.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area
H1 Housing Development
DC1 Design Considerations
DC3 Landscape Character
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

78/05688/OLDDC The erection of a private dwelling. Refused.

87/00990/OLD Established use certificate for repair garage for maintenance & repair of haulage vehicles agricultural vehicles and cars and parking. Approved.

SMD/2019/0441 Outline Permission with matters reserved for erection of single dwelling. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 1.11.2022
Neighbour consultation period ends: 1.11.2022
Press Advert: N/A

Public Comments

The neighbouring land owner has submitted the following comments and objection:

- Work has already commenced, the garage has been demolished and boundary walls and fences removed.
- Access- will increase the traffic flow on the lane. Also, erecting a 1.8 metre fence of panels and concert posts around the property will impact on the landscape.
- Water /sewage drainage system is proposed to run up the lane, into the field and stream.
- The soakaway is proposed at the far end of the site plan which is close to our garage building and potentially lead to a wet and sodden

Town / Parish Comments

Cheadle Town Council: Awaited

Environmental Health

Review of Ground risk survey – no objection subject to conditions relating to further survey work and investigation being required.

Staffordshire County Council Highways

No objection subject to standard conditions

Coal Authority

No objection not a high risk area

OFFICER COMMENTS**Principle of Development**

When the outline application was considered and planning permission was granted, the need to provide housing in appropriate sustainable locations as contribution to the Council's housing supply was given obvious weight. The Council at the present time, and does not currently, have a 5 year supply of land for housing and paragraph 11d) of the NPPF is engaged- "the tilted balance".

Design and Impact on Character and Appearance

The site was occupied by a sizeable brick built garage that had in the past been used to park and repair haulage vehicles, however, more recently that had been displaced by residential garaging. The garage has since been demolished and the plot has been cleared and enclosed with temporary fencing in preparation for building. The site appears as an obvious gap between two sizeable dwellings. The dwelling that has been designed and proposed would relate well to its neighbours in terms of arrangement of shape, character and use of materials, with elements and detailing replicating rural vernacular in the countryside setting. The dwelling would not impose significant intrusion or detriment on the character and appearance of the area. There would be even spacing between the neighbouring dwellings and a density and arrangement of development that would not be at odds with the character and appearance of the area.

The objector has concerns that a 1.8 metre fence of panels and concert posts around the property would adversely impact the landscape. However, in terms of boundary treatment the proposal is more nuanced than that. It is only proposed to use close boarded fences between plots to side elevations where they would be largely concealed. A hedge and 1m high post and rail fence is proposed for the front boundary and a hedge and timber post and wire fence is proposed for the rear to maintain relatively open aspect onto and across the countryside to the rear.

There would be no conflict with Policy DC1 or DC3 in these respects.

Amenity

Having regard to the size of the plot and its juxtaposition to its neighbours the dwelling could be accommodated whilst meeting the Council's Space About Dwellings Standards and protecting neighbour amenity.

There are no windows proposed for the side elevation facing west and the nearest neighbour at No. 2, that neighbour does not have any windows in their flanking side elevation. The rear of No2 has outlook that angles away from the applicant's so that it is not directly flanked.

A small slim second ground floor window is proposed for the east elevation facing the neighbour's dwelling to the east. The window would be 16m from the neighbour's front elevation, the arrangement would not be direct and the neighbour's elevation orientates and angles away. This window would in any event only have outlook onto the boundary treatment proposed hedge and close boarded fence.

The rear garden would be relatively short at 6m from elevation, however, the plot is sizeable and, overall, provides ample amenity space and circulation.

There are no dwelling to the front or rear of the plot. There would be no conflict with Policy DC1 or SD4 in these respects.

Highway Safety

The garage is of substandard dimension to provide a parking space. However, the driveway proposed is ample to provide parking for three cars.

Other Considerations

The old brick garage has been demolished and boundary walls and fences removed. There is a condition on the outline permission which required a ground risk survey to be carried out before demolition, it is clear from the walk over survey that the garage was cleared before the survey was carried out. EH officer advises that this not critical to contamination risks, they have not carried out any intrusive ground works or disturbed earth. However, a new condition on any reserved matters should require additional survey work and investigation into the past commercial garage use of the site. The minor breach can be absorbed as a non-material amendment of the existing permission with the resetting and variation of a new ground contamination risk condition to take account of the changed situation on site.

Any increase to traffic flow that might have occurred was considered at outline stage, it was determined that this would not be harmful in either terms of residential amenity or highway safety.

The septic tank drainage system is proposed to run up the lane, into the field and stream discharge. The application details the use of a specific pumped Klargester system that would treat discharge to environmental standards. Standards in these regards are controlled and enforced through Building Control and Environmental regulations.

The soakaway is proposed at the far end of the site plan which is within proximity of neighbour's garage building. All ground water and run off would drain sustainably to the soakaway and be dealt with on site. The soakaway would be at the rear of the site at lower ground level where the ground falls away to open field. The water should flow away from the garage and should not affect its brick work.

CONCLUSION / PLANNING BALANCE

The details submitted with this application confirm the provision of a dwelling that would not impose adverse impact on the character and appearance of the area, highway safety, or the living conditions of existing and future occupiers. There would be no conflict with the Local Plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 07.11.2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council