

DELEGATED DECISION REPORT

SMD/2021/0124
Valid 07/05/2021

53, CHARLES STREET,
CHEADLE,
STAFFORDSHIRE, ST10
1EE

OUTLINE PERMISSION WILL
ALL MATTERS RESERVED
FOR A NEW DWELLING.

(OUTLINE - MINOR APPS)

MAIN ISSUES

- The principle of the development in this location
- Access
- Impact on the character and appearance of the surrounding area.
- Impact on residential amenity.

DESCRIPTION OF SITE



Source Google Earth

This site area measures 71 sqm and consists of a triangular piece of land adjacent to 53 Charles Street, Cheadle. The land is a surplus area of garden that was not included when development was approved under planning permission

SMD/2010/0071. The site is located within a predominantly residential area of Cheadle. The site fronts Charles Street, close to the junction with the avenue. The site is surrounded on all sides by residential gardens, the site has been used as domestic garden.

The application form refers to the proposal being for a 1 bedroom custom/self-build property, the illustrative plans show a two storey flat roof dwelling with open plan living and two bathrooms.

PROPOSAL

This is an outline application for a single dwelling. No vehicular access or parking is proposed. Pedestrian access will be directly onto Charles Street.

Layout is a reserved matter. However, a plan is provided which shows indicatively how a new dwelling could be positioned on the site. It is shown aligned with its principle elevation fronting Charles Street. A modest garden will taper to the rear boundary of the site.

Note: The illustrative plans present single storey elevations at street level and what appears to be a subterranean basement level. The detail is a reserved matter and insufficient information is submitted with the application to comment on or gauge the impact of this in terms of floor levels or extents of engineering operation.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS7 Cheadle Area Strategy
- H1 New Housing
- DC1 Design Considerations
- T1 Development and Sustainable Transport

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

The following sections of the NPPF (2021) are particularly relevant to this application:

2: Achieving sustainable development

4: Decision making

5: Delivering a Sufficient Supply of Homes

12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS



SMD/2010/0071 2 Victoria Street, Cheadle 2 Dwellings - approved

CONSULTATIONS

Publicity

Site Notice expiry date: 29/7/2021

Neighbour consultation period ends: 07/06/2021

Press Advert: N/A

Public Comments

Occupants of 2 Victoria Court, Cheadle object on the grounds that:

Development is on their boundary

Direct overlooking and loss of privacy

Loss of view and loss of sunlight

Construction nuisance

Neighbour objection – the land is untidy, the existing buildings are close to the house and already impact on their privacy, the land is used by neighbours to play on.

Cheadle Town Council Comments – No objections

Environmental Health Comments

If approved conditions are required to control:
Construction and Demolition Impacts – Times of Operation condition and
Construction and Environmental Method Statement required for approval
Unexpected Contamination (Condition)
Lighting (Condition)

Staffordshire County Council Highways – No Objections

The Coal Authority – High risk area, no objection subject to suggested conditions

SMDC Waste - No issues regarding waste collections.
Note: No bin storage identified

OFFICER COMMENTS

Principle of Development

The site is within the development boundary of Cheadle. Policy SS7 of the adopted Local plan sets out the strategy for Cheadle. It confirms that the consolidation of Cheadle as the principal service centre will be achieved in part by continuing to meet the housing needs of Cheadle by supporting the development of new housing in sustainable sites within the development boundary. This site is in a sustainable location within the development boundary. The principle of development is therefore acceptable.

Access

No vehicular access is proposed. The highway authority has commented that it is noted that no parking is proposed or available within the site boundary due to the lack of space. Whilst no parking is proposed, the site is just outside Cheadle town centre in a relatively sustainable location. The majority of dwellings in Charles Street have no off street parking available. On street parking is available and parking restrictions are present in places. It may be appropriate to require the provision of cycle parking at REM stage to encourage alternative forms of transport.

Character and Appearance

The applicant has sought to show how a dwelling can be accommodated on the site. The illustrative plan submitted with the application positions the new dwelling with its principle elevation facing onto Charles Street and the main amenity space to the rear within the tapered garden area. The rear garden bounds the shared boundaries with the neighbouring residential properties – who have objected.

All matters are reserved; notwithstanding, this site is significantly constrained due to the shape and size of the site, in addition to the juxtaposition with neighbouring properties.

When viewed from Charles Street it would sit in front of the rear elevations of the existing dwellings to the rear and would have a contrived appearance due to the oblique angle to the street and site boundaries in an area which is characterised by typical frontage development with plot boundaries at 90 degrees to the street.

The constrained “shoeing in” of a dwelling on this site does not contribute positively to the character and appearance of the area – it will be distinctly out of character to the detriment of amenity/privacy of existing neighbouring residents.

The conclusion is that a dwelling in the position indicated would be over development of the site and not follow the pattern of development in the immediate vicinity. In terms of plot size and width it would be dissimilar to the plots fronting the neighbouring streets where there is uniform shape to the plots – no wedges. The proposal is considered out of keeping with its surroundings and that it represents a cramped form of development. Its proximity to the neighbouring properties will be close and in a harmful way (overlooking and loss of privacy).

Overall, the proposal is considered to raise concerns and is unacceptable in terms of the impact on the character and appearance of the area and not in accordance with relevant parts of DC1, H1 and DC3 and the Supplementary Planning Guidance/Design Guide.

Impact on residential amenity

Although ‘Layout’ and ‘Scale’ are reserved matters and not for consideration at this stage, a dwelling of the size and position indicated would not comfortably meet the Councils space about dwelling standards. The new dwelling would have limited private amenity space, the site is 71sqm (the Local plan requires 85 sqm) and the distance between principal windows based on the illustrative plan is less than 10 metres. Even if there is not direct overlooking the close proximity will deliver the perception of being overlooked and impinged privacy that will allow the occupants of neighbouring two storey properties to look directly into the rooms of the proposed dwelling.

The occupiers of neighbouring properties are concerned about the impact on their amenity. The indicative layout demonstrates that a dwelling could be accommodated on the site which would struggle to comply fully with the Council’s Space About Dwellings standards, allowing sufficient levels of privacy and amenity to both existing residents and proposed occupiers of the new dwelling. As such the proposal is considered unable to comply with relevant parts of H1 and DC1 and the NPPF which expects all proposals to protect the amenity of existing and future occupiers is achieved.

CONCLUSION / PLANNING BALANCE

The proposed development is acceptable in principle as the site is located within the development boundary of Cheadle and in a sustainable location with good access to the town centre and a range of services in the town via walking, cycling and public transport. Policy H1 supports the provision of housing on unidentified windfall sites such as this within the development boundaries of towns and villages.

It is considered that the plan which shows indicatively how the site could be laid out has failed to demonstrate that the proposal is not over development of a constrained site, due to its shape, size and juxtaposition to existing residential properties. It is considered that the principle of a dwelling on this site would have an adverse impact on the character and appearance of the area and on residential amenity. The proposal fails to

comply with Policies H1, DC1, DC3 and the supplementary planning guidance documents.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Pet Twigg

Recommendation Date: 15/11/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council