

DELEGATED DECISION REPORT

SMD/2022/0511
Valid 19/10/2022

THE MONKHOUSE PRINCE
GEORGE STREET
CHEADLE

NEW DETACHED DWELLING
HOUSE AND GARAGE WITH
FAMILY GUEST
ACCOMODATION.

(FULL - MINOR)

MAIN ISSUES

The principle of the development in this location
The impact on the character and appearance of a Conservation Area
The impact on residential amenity
The impact on highway safety

DESCRIPTION OF SITE

The application site is within the development boundary of Cheadle and lies a short distance to the north-west of the town centre. It comprises a vacant plot belonging to a residential property on the north-west side of Prince George Street, a narrow residential street, which runs parallel to the High Street to the south-east. The site is reached via a short but steep drive with the existing dwelling to the west, when at the top of the drive and the site to the east. There are new houses to the west of the drive (and to the south of the existing dwelling), facing the road and there are also two dwellings to east of the drive, to the south of the site, also facing the road. The land rises fairly steeply from the High Street towards the north and continues up beyond the rear of the site where another residential street exits, "Monkhouse", a narrow cul de sac. There are further neighbouring dwellings to the north side of the road. There are other further dwellings to the east of the site served by another road. Both Prince George Street and Monkhouse have a mix of dwellings of difference sizes, types and styles, although mostly with brick or render materials and with dark grey pitched roofs. The site is in a Conservation Area.

PROPOSAL

This is a full planning application for a new 3-bed dwellinghouse in the east part of the site and detached garage block between the existing and proposed dwellings, which would have a 1-bed guest unit above, ancillary to the current residential use of the site. The proposed dwelling would have a two-and-a-half storey "split-level" appearance with a "one and half storey" garage block and front entrance door at ground level and the main part of the house stepped back on top with main rooms above the garage and bedrooms above partly contained in the roofspace and eaves raised considerably above the "first-floor" windows. It would be modern take on a traditional redbrick-and-grey tile form of building and would have dark grey window frames under stone/beige coloured lintels but with the top floor accommodation lit by rooflights at both front and rear. Amended plans were received replacing timber

cladding parts of the wall on the lower ground floor with off-white or cream render areas. An outdoor seating area or terrace with balustrading would be placed on top of the garage to the front of large bi-folds (on the first floor) on the front elevation. There would also be a rear garden level with the first floor between the proposed dwellinghouse and the embankment to the rear of it. The dwellinghouse would have a max height of 9.6 metres measured from ground/garage level. The main part of the house above the garage would have roof eaves 4.0 metres above the garage and a roof ridge of 6.8 metres above the garage.

A similar approach is taken for the garage block with triple garage at ground level and accommodation above partly contained in the pitched roof and with raised eaves, with upper rooms lit by rooflights at front and rear. This would have an eaves height of 4.5 metres and a max/ridge height of 7.0 metres.

Both buildings would have a side external black metal staircase and both would have front elevations facing the road and access, although the dwellinghouse would be diagonally placed in relation the road and the end of the drive.

The application is accompanied by a Design and Access Statement and Heritage Statement.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

- SS7 Cheadle Area Strategy
- H1 New Housing
- DC1 Design Considerations
- DC2 The Historic Environment
- T1 Development and Sustainable Transport
- NE2 Trees, Woodland and Hedgerows

NPPF (Revised July 2021)

Sections 5 (Housing), 12 (Design) and 16 (Historic Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2011/0817 (11/00901): The construction of 2 detached dwellings and 4 terraced dwellings on land to the East and South of the Existing Monkhouse. Approved in December 2011. The two detached dwellings which were to the east of the Monkhouse (where this current application site is located) have not been built. The land to south of the Monkhouse has been built on but three detached dwellings have been provided under a separate application and not the earlier approved four terraced dwellings.

CONSULTATIONS

Publicity

Site Notice expiry date: 12/12/22.
Neighbour consultation period ends: 12/12/22.
Press Advert: 1/11/22.

Public Comments

None.

Town / Parish Comments

No objection.

Local Highways Authority

No objection subject to conditions. Several previous applications have been submitted for this overall site. The three bungalows have been constructed. Conditions associated with previous applications have been complied with. The access is surfaced. Drainage interceptor has been provided. Access gradient and visibility splays were discussed with the developer during construction works and have been provided as agreed and approved by Planning Permission. Previous applications included conditions for wheel washing and associated matters which are repeated for this application. It is anticipated that measures taken for the previous construction works will also be applied for this proposal.

Dimensions of the garages are not stated. The detached garage scales at 5m deep x 9.9m wide. 5m does not take into the doors to the storage areas which will open into the parking bays. The detached garages are not deep enough to count towards parking provision. The integral garages are not dimensioned but scale at 7m deep x 6.3m wide. The 6.3m does take into account the opened internal door. Integral garages are large enough to be used for practical parking and count towards parking provision. However, there is adequate parking within the site without needing the 3 detached garage spaces for parking standards.

Environmental Health

No objection subject to standard conditions for two dwellings on this type of site.

Tree Officer

No objection as the tree at the northern boundary protected by a TPO has been removed due to poor health and there are no other trees affected by the proposed development and the other trees on site are not valuable specimens.

Conservation Officer

No objection subject to the removal of the timber cladding.

Severn Trent Water

No objection and no drainage condition needs to be applied.

OFFICER COMMENTS

The site is within the development boundary of the town and is close to the town centre in a sustainable location and the principle of housing on the site remains acceptable, as it was in 2011 when approval was given for two detached houses on the site (and a further four terraced dwellings on land to the south of the existing dwelling), in compliance with Policy SS7, the Cheadle strategy.

This new scheme differs in that previously, two 10.4m high three-storey detached dwellinghouses were approved for the site. This new application is for one dwelling and a triple garage block with "family guest" 1-bed accommodation above. The new dwelling applied for would be smaller than the previous approved dwellings and would have 0.8 less height. This would lead to a far reduced visual impact on the Conservation Area. The site is elevated and near the crest of the hill houses on "Monkhouse" and Prince George Street are visible from long-range views from the countryside to the east of Cheadle. I also consider the design would amount to an improvement. Visuals of the previous scheme are shown in the Design and Access Statement. The new proposed dwelling is much simpler in form and appearance but would still have the red brick and dark grey tiles and contemporary approach of the previous approved and also the recently built three dwellings to the south of the existing dwelling. The considerable set back of the main part of the house from the garage frontage gives the main part of the house visual detachment from the ground level garage helped by the garage level having garage doors and the primary elevation of the main part of the house being characterised by features of a dwelling such as windows, bi-folds and rooflights. This helps the dwelling to appear more as chalet bungalow rather than a two-and-a-half storey dwelling and appear much smaller and prominent than the previous approved three-storey dwellings.

There would be some considerable extraction involved to provide the new dwellinghouse but no real evident engineering works such as retaining walls when viewed from the front. This is needed to create a flat surface level with the flat yard area in front of it next to the access drive. Any works to the embankment would be screened by the presence of the house, which furthermore, would be considerably more forward, away from the embankment than the previously approved dwellings.

The development would not harm any of the trees which line the north/rear boundary of the site.

The replacement of the timber cladding with cream or off-white render at garage level is a further improvement and a better way of adding a feature to break up large expanses of blank wall and provide further visual detachment between the ground level garages with house above.

The proposal would therefore not harm the character and appearance of the Conservation Area or the visual amenities of the area in general and would continue to sustain the heritage asset.

With regard to residential amenity, the new house would be closer to the dwelling immediately to the south of the site than the previous approved scheme, albeit the new house would be lower and main part of it would be set back behind the garage level. There would be far less windows facing this dwelling although views from the front windows and rooflights into that property would be blocked by the presence of a thick hedge above a blockwork wall with a combined height of about 3.5 metres above the ground level where the garage part of the dwelling would be built. There would be large outdoor front terrace on top of the garage but it would not be possible to view into the neighbouring property because of the boundary treatment. The previous approved scheme had upper front balconies at a significantly higher level and I consider these would have been more intrusive to the neighbours to the south than the new proposed terrace. It is worth noting there is much larger terrace area to the front of the existing Monkhouse dwelling which gives a greater scope of overlooking of the dwellings to the south.

Due to the presence of the embankment and thick hedge and trees along the north/rear boundary, views into the properties to the north from the ground floor windows above the garage would be blocked. It may be possible to view the front windows of those properties from the rear rooflights but this would be at an obscure upward angle from 20m away and I do not consider this would lead to a degree of overlooking significant enough to harm privacy. The previous approved scheme had higher rear windows closer to the those rear properties.

The windows for the guest accommodation in the other building would be restricted to three front rooflights which allow only obscure angle views of the rear windows of the three new dwellings to the south of the existing dwelling from a distance of approx. 15 metres away and I do not consider this would lead to a harmful degree of overlooking.

The dwellinghouse would have a rear garden area of sufficient size along with the front terrace area and would have sufficient outdoor amenity space. The dwellinghouse floorspace also complies with the Nationally Described Space Standards application to a two-storey three double bedroom dwelling.

Overall, the proposal would not give rise to any harms to the residential amenities and living conditions of either the existing residents of the proposed occupants of the site.

Finally with regard to highway safety, although the some of the garage sizes are not to the Council standards for car parking, there is sufficient parking outside of the buildings for the needs of the existing dwelling (three spaces required), proposed dwelling (two spaces required) and the guest accommodation (one space) with sufficient turning space. The proposal would not lead to cars having to reverse onto the road or lead to parking on the road which is too narrow and therefore highway safety would not be compromised.

CONCLUSION / PLANNING BALANCE

The proposal is acceptable in principle and would not harm the Conservation Area, residential amenity or highway safety and therefore would comply with Council's Local Plan and the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 21.12.22

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council