

DELEGATED DECISION REPORT

SMD/2022/0502
Valid 06/09/2022

LAND AT DEADMANS
GREEN UTTOXETER ROAD
CHECKLEY

APPLICATION FOR
APPROVAL OF RESERVED
MATTERS FOLLOWING
OUTLINE APPROVAL IN
RELATION TO SMD/2021/0100

(RESERVED MATTERS -
MINOR APPS)

MAIN ISSUES

- Principle
- Scale
- Landscaping
- Layout
- Appearance
- Neighbour Amenity
- Amenity of Future Occupier

DESCRIPTION OF SITE

The site is located on the northern side of Uttoxeter Road behind roadside hedgerows and a parcel of undeveloped land. Access is currently via a track connecting the site directly with the main carriageway. Within the site are a number of structures including a former stable block which is currently used for cattle housing, timber field shelter and animal pens/fencing. The application states that pigs are housed in the fields in moveable arks. There is parking/turning space within the site and an area of hardstanding to the front of the stable block building. To the west of the application site is a detached dwelling known as Green Farm. There are other dwellings to the west of Green Farm and further residential development in the area known as Deadman's Green to the West/South-West, on the opposite side of the road. The site is roughly to the South-East of Checkley, but well outside of its (Checkley's) built form. Further along the road to the South-East is Fole.

For the purposes of planning policy consideration, the application site is located within the open countryside, it does not however have a Green Belt designation and the site does not form part of any Conservation Area. There are no Listed buildings/structures or protected trees either within, or within the vicinity of, the application site.

Outline consent was granted in 2021 for the erection of an agricultural workers dwelling. Ref SMD/2021/0100.

PROPOSAL

The proposal seeks reserved matters consent for matters of appearance, landscaping, layout and scale pursuant to outline consent SMD/2021/0100. approved on the 11th April 2022. The submitted details follow closely the overall illustrative site arrangement submitted pursuant to the original outline consent with the now submitted details proposing the following:

The proposed dwelling will be in the form of a dormer bungalow that provides a 2 bedroomed property. The bungalow will measure 13.2m by 11.5m approximately 6.5m at the ridge and 2.6m at the eaves.

The dwelling is will be constructed in ibstock- Glenfield Antique brick with a grey tile roof. The windows are to be brown upvc.

The site will be accessed off Uttoxeter Road and the property will benefit from a long driveway with parking for 2 cars and a turning area. The driveway will be surfaced in tarmac.

The property will benefit from a private garden to the front and side. The boundary treatments will be timber post and rail fencing. Landscaping is proposed to the front of the property which includes the planting of a number of shrubs.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS9 Smaller Villages Area Strategy
SS10 Other Rural Areas Strategy
SD1 Sustainable Use of Resources
E1 New Employment Development
H1 New Housing Development
DC1 Design Considerations
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodlands and Hedgerows
T1 Development and Sustainable Transport
Appendix 2 Parking Guidance

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

National Planning Policy Framework

Including sections;

- 2: Achieving sustainable development.
- 4: Decision-making.
- 5: Delivering a sufficient supply of homes.
- 6: Building a strong, competitive economy.
- 9: Promoting sustainable transport.
- 11: Making effective use of land.
- 12: Achieving well-designed places.
- 14: Meeting the challenge of climate change, flooding and coastal change.
- 15: Conserving and enhancing the natural environment.

Relevant planning history

SMD/2021/0100- Outline application with details of access (all other matters reserved) for the erection of a farm workers dwelling- Approved with Conditions

DOC/2022/0056- Approval of details reserved by conditions 1-14 of SMD/2021/0100- Undecided.

CONSULTATIONS

Publicity

Site Notice expiry date: 10.11.2022
Neighbour consultation period ends: 12.10.2022
Press Advert: N/A

Public Comments

Two letters have been received from the same address neither supporting or objecting to the scheme. The comments relate to the erection of a static caravan on site and querying if the site boundaries are plotted accurately.

Town / Parish Comments

No comments received.

Environmental Health

No objections subject to retention of conditions.

Staffordshire County Council Highways

No objections subject to conditions.

OFFICER COMMENTS

Principle

The principle of the development has been accepted by the approval of outline planning permission SMD/2021/0100 which accepted that there is a functional need for an agricultural workers dwelling at the property.

Scale

The application property will provide the applicants with a 2 bedroomed dwelling with farm office. The property is designed to be in the form of a dormer bungalow. The proposed dwelling is considered to be modest in sized appropriate for an agricultural workers dwelling. In comparison to the closest nearby buildings the proposed dwelling would be of a similar scale if not smaller and therefore the dwelling is in keeping with the scale of buildings in the surrounding area. The associated private amenity space is not considered to be excessive and therefore the paraphernalia associated with the residence would be well contained within the private amenity space and is not considered to result in an intrusive form of development.

Landscaping

The proposal includes hard landscaping to the front of the property to provide off street parking for two cars as well as a parking area. The remaining land will be partially soft landscaping including the planting of (Choisya Aztec Pearl Escallonia Apple Blossom and Lavender Hicote) to the front site boundaries. The rest of the garden will be grass with a patio to the east elevation. The front of the property will be screened by existing planting outside of the development boundary and these trees are unaffected by the development. As such the landscaping details are considered appropriate subject to a condition relating to the timings of implementation being attached to the permission.

Layout

The overall site arrangement follows closely that of the previously submitted and approved illustrative layout. Whilst the previously submitted layout was illustrative only, with consent being sought solely for matters of access, the indicative layout provided a clear indication as to how the quantum of development proposed could be accommodated on-site.

Due to the shape of the site the options for site layout are limited. The proposed layout is considered to provide a dwelling with associated parking/garden that fits comfortably within the site.

Appearance

In respect of the design of the proposed dwelling the submitted details are considered to represent an appropriate architectural response to the semi-rural

character of the site that also responds positively to the inherent character of the settlement of Checkley.

Neighbour Amenity

In respect of matters relating to residential amenity, and likely impacts upon amenity resultant from the proposed development, given the significant separation distances between the proposed dwelling and nearby residential receptors, it is not considered the proposal will have any undue impact upon existing or future residential amenity.

Amenity of Future Occupier

The proposed dwelling will have a gross internal floor area of over 140 square metres, which exceeds the minimum requirements set out within the DCLG Technical Housing Standards for a two bedroomed, four person dwellinghouse as required by Policy H1.

The occupants of the dwelling will benefit from a large area of private amenity space that enables them to have reasonable enjoyment of their garden with a degree of freedom from unwanted social contact. Similar to the assessment on neighbour amenity the application property would not be unduly affected by any loss of privacy due to the separation distance between the proposed dwelling and the nearby residential receptors.

Highway Safety

The proposed dwelling will be served by an existing access. The development proposes to provide two parking spaces for the dwelling which is considered to meet highway requirements. Subject to conditions requiring the parking area being provided and the surfacing of the access drive of the public highway before the development is brought into use the development is considered to have an acceptable impact on highway safety and amenity.

Other Matters

Concerns have been raised about the boundaries of the site. However, these appear to reflect those on the outline consent. There is also concern about a static caravan being brought onto the site. Provided that this is used only for the construction phase it would benefit from permitted development rights under part 4 of the GPDO and therefore lies outside the Councils control.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

OFFICER RECOMMENDATION : Approve

Case Officer: Rebecca Bowers

Recommendation Date: 17.01.2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council