

DELEGATED DECISION REPORT

SMD/2023/0146
Valid 22/03/2023

BRAMPTON CHEDDLETON
ROAD
LEEK

PROPOSED OUTBUILDING
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the area and the amenity/living conditions of neighbours

DESCRIPTION OF SITE

The applicant's dwelling is in Birchall, the southern-most 'peninsula' of the Leek Town settlement. The dwelling is on the eastern side of Cheddleton Road overlooking Leek Golf Club to the west. The dwelling is at the end of a private driveway that has an access with Cheddleton Road, the private drive serves a total of three dwellings all fronting and parallel to the highway.

From the point of access with the private drive, the rising gradient of Cheddleton Road, from north to south, steepens and the applicant's dwelling, in comparison to its neighbour's to the north, marks a step up in height and profile resulting from its position on a notably greater plot height and its three storey front elevation.

The applicant's dwelling is split level with a three storey front elevation and two storey rear where it is built into sloping lawned garden gradient that rises up from the rear of the property to a high point to the east and rear of the garden where the plot terminates at a brick boundary wall that is shared with the dwelling behind.

Immediately to the rear of the dwelling the elevation presents to a flagged patio area that sits below a retaining wall which supports the garden level above. There is also a steady gradient fall across the width of the garden from south to north.

PROPOSAL

To erect a flat roofed timber clad outbuilding across just over two thirds of the garden's width. The building's long-side rear elevation would be against the brick boundary wall at the rear of the garden.

The development would include excavation and terracing of the garden level to provide a flat surface for the building to be built. Excavation at the rear of the garden up to the walled boundary would necessitate the construction of a retaining wall just inside and below the existing wall, the retaining structure is detailed on plan.

A revised plan was requested and submitted to detail the extent to which levels would be altered and how and where retaining wall would be constructed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS5 Leek Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0847 Extensions to dwelling. Allowed at Appeal.
NMA/2023/0004 Clarification of plan continuity re Inspector's permission.

CONSULTATIONS

Publicity

Site Notice expiry date: 8/05/2023
Neighbour consultation period ends: 8/05/2023
Press Advert: N/A

Public Comments

No Objections.

One comment of support from the adjacent neighbour on the high side (south) of the applicant's plot

Town / Parish Comments

Leek Town Council: No objection. The proposal is not considered to be unneighbourly

OFFICER COMMENTS

Principle of Development

The site is within the town settlement of Leek, part of one of the 'market towns' identified in the Local Plan. Here Local Plan strategy policy SS5 applies. Generally, as part of a strategy to meet housing needs, SS5 supports well designed householder development that would meet the needs of a homeowner. Such development must comply with the other policies of the Local Plan, in particular Design Policy DC1 and the SMDC design guide.

Design and Impact on character and appearance

To comply with design policy DC1 of the Local Plan and the NPPF all development shall be well designed and reinforce local distinctiveness by positively contributing to

and complementing the special character and heritage of the area in line with the Council's Design Guide SPD.

The SPD guidance says that "Garages and outbuildings need to be designed and built with sympathy with the properties they serve".

The proposed outbuilding would be subordinate in size and form to the detached dwelling, it would sit, with low profile, below the height of the brick wall at the rear of the garden. Otherwise, the development would occur within the enclosure of rear garden space where it would be concealed from the wider environment and public vantage. Whilst discouraged by the Design Guide as a building material on principal buildings, within the environment of large suburban garden space the timber cladding that would be used as a facing material would be in keeping and of similar appearance to materials used on many sheds, outbuildings and landscaping projects.

There would be no harm to the character and appearance of the area or conflict with policy DC1 of the Local Plan.

Amenity

While the sloping garden gradient would be terraced with two steps down in height, neither of the terraces would provide significant height vantage over that of the pre existing ground level. The building would sit below the height of the boundary wall and its outlook would face away from the neighbour behind and toward the back of the applicant's own dwelling. In this position the building would not be intrusive or obstruct the neighbour's outlook, nor would it overlook the garden behind.

The garden boundaries each side of the plot are heavily lined with trees, hedges and shrubbery. To the south the boundary is on the high side of the plot, with the garden steadily sloping down toward the north, where neither the outbuilding nor terracing would have any height vantage over the garden to this side. On the other side of the garden to the south, the end of the building and the edge of the terracing is stepped in from the boundary by almost a third of the gardens width, approx. 3-4m. Large trees and hedgerow would prevent the overlooking of the garden to the north.

The development would not unreasonably affect the living conditions or amenity of neighbours and there would be no conflict with policy DC1 of the Local Plan in these regards.

Other Considerations

The applicant confirms and details on the revised plan that the terracing would be formed by cutting with excavation in places and using that material to fill in other areas of the garden, there would be no requirement to export or import material to the plot to carry out this development.

CONCLUSION / PLANNING BALANCE

The development would be acceptable householder development within the enclosure of rear garden space. It would not adversely affect the character and appearance of the area or the amenity enjoyed by existing neighbours. The development would be compatible with the Local Plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 17th May 2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council