

## DELEGATED DECISION REPORT

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**SMD/2023/0095**  
**Valid 17/02/2023**

**PLOT OF LAND PARK  
DRIVE  
CHEADLE**

**AMENDMENTS TO THE  
DETAILS OF THE  
PREVIOUSLY APPROVED  
NEW DWELLING  
(SMD/2017/0553 &  
SMD/2017/0813)**

**(FULL - MINOR)**

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### MAIN ISSUES

- Design
- Amenity
- Highways
- Environmental health issues.

### DESCRIPTION OF SITE

The application site comprises an area of domesticated land which measures approximately 25m x 22m and is made up of grassland and a retaining walls and some initial works for a house appear to have been added to the site, which stands to the south of Park Drive, Cheadle. This land is not ancillary to any existing property. Park Drive runs south westwards from the junction with the A522 Leek Road and serves about 20 dwellings.

The site itself is accessed via a private driveway which serves 4 dwellings, and is surrounded on all sides by residential development. A line of semi-detached two storey properties sit on the northern side of Park Drive, whilst to the west and south west of the site stand a circular line of 4 detached dwellings, the nearest being 'Woodcroft', approximately 13m distant from the site boundary. To the south of the site, stand two detached 'chalet type' properties with dormer windows in their first floor. 'Hilltop' lies immediately to the south of the site. The orientation of this property results in the front principal elevation windows facing in a north easterly direction. The side elevation of the ancillary garage associated with 'Hilltop' faces onto the application site. The second 'chalet type' property to the south of the site is 'Marralameda', which sits behind the building line of Hilltop and has a principal elevation which faces northwards. To the east of the site, stands 'Esmeralda'; a recently constructed bungalow with a simple form, orientated so that the principal elevation faces westwards towards the site.

The site has been the subject of a planning application for a single dwelling which was approved under SMD/2017/0553 on 3<sup>rd</sup> November 2017.

An application SMD/2017/0813 Proposed a revised scheme which was closer to the scheme originally submitted for SMD/2017/0553. This application was refused. A

successful appeal was lodged (APP/B3438/W/18/3198524) and the scheme was approved.

## **PROPOSAL**

The application seeks to gain approval for a house which has more similarities to the second approved dwelling.

The property is a detached house which is a dormer bungalow with single storey elements. The footprint is a maximum of 13m Wide by 18m deep although the footprint is not rectangular the ridge height is 8.5m and eaves height is 3.7m. The south edge of the site has a retaining wall 1.5m high and the ground level of the site will drop approx. 0.6m to the north but the slab height will not change.

The main changes to the design of the house when compared to the last approval are that the footprint of the part of the house which has a first floor is moved approximately 1.5m to the north. The double garage projecting from the front elevation of the dwelling is removed. A narrow mainly flat roofed single garage is to be added to the south side with a flat roofed single storey rear / side extension being added behind the garage attached to the retaining wall to the side of the site.

The height of the ridge line is not increased and length of the ridge line is not changing. The amount of private residential curtilage is reduced but it is considered to be sufficient for the dwelling.

Some work have occurred on site and the appeal approval is considered to have commenced.

When this application was submitted the design had an unattractive dormer to the front but this has been revised to two smaller dormers.

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The local development plan for this site comprises the Staffordshire Moorlands Local Plan any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) sets out the Governments planning policies for England and how these are expected to be applied.

### **Staffordshire Moorlands local plan**

SS1 Development Principles  
SS7 Cheadle Area Strategy  
DC1 Design Considerations  
H 1 New Housing Developments  
T1 Developments and sustainable Transport.

## **National Planning Policy Framework**

### **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

SMD/2017/0533 Proposed New Dwelling (Approved 3<sup>rd</sup> November 2017)

SMD/2017/0813 New dwelling (approved at appeal 22 Nov 2018)

### **CONSULTATIONS**

#### **Publicity**

Site Notice expiry date: 13 April 2023

Neighbour consultation period ends: 22 March 2023

Press Advert: N/A

#### **Public Comments**

No public comment received.

#### **Town / Parish Comments**

Cheadle Town Council have no objections to this Application and support the proposed development in principle.

#### **Severn Trent Water**

Consulted, No comments have been received. On last application made no comment.

#### **Staffordshire County Council Highways**

No objections. They state that:-

Park Drive is a private road. The applicants should satisfy themselves that they have appropriate rights and permissions to carry out this proposed development.

The red line does not connect to the public highway.

Current records show that there were no Personal Injury Collisions on A522 Leek Road within 50m either side of the Park Drive junction in the previous five years.

#### **Staffs Moorlands Environmental health**

The Environmental Health Department have no record of consultation on previous applications. The proposed dwelling is close to residential properties so we would advise the following timings and pollution control measures are placed on any permission granted in order to protect local neighbourhood amenity and environmental quality.

There is no objection from Environmental Health subject to condition.

1. Construction & Demolition:
2. Pollution Control
3. Unexpected Contamination
4. Soil Importation
5. Lighting

## **OFFICER COMMENTS**

### **Principle of Development**

Policy SS1 of the adopted local plan reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF).

The NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with the development plan without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies indicate development should be restricted.

The site is located within the development boundary of Cheadle as defined on the local plan Policies Map and is not constrained by any sensitive statutory designations. As such, the application is not subject to any of the restrictive policy areas.

In light of the above, the general principle of development in this location is considered to be acceptable. To be supported by the council, the application must demonstrate that the proposals are of a high quality design in their own right which relates well to, and is in keeping with, neighbouring development and the character of the surrounding area; and would not result in any adverse to the amenity of neighbouring properties.

### **Design**

Policy SS1 of the adopted local plan sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

Policy DC1 of the adopted local plan sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be of high quality and add value to the local area. In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The NPPF highlights the importance of good design, that good design is indivisible from planning and should contribute positively to making places better for people.

The dwelling would remain subordinate to the neighbouring dwelling 'Hill Top' by virtue of a change in floor levels. While significantly taller it is considered that the resultant dwelling would not appear out of keeping with the single storey dwelling 'Esmerelda' which lies directly opposite.

The previous application, it was considered by the LPA, would result in the roof being unbalanced and disproportionate to the eaves level. This was not the view of the inspector. This current scheme is very similar to the scheme approved at appeal.

The approval of the proposed changes to the design including, the repositioning of the tallest part of the dwelling and the creation of the single storey element to the south would be acceptable. The removal of the double garage at the front could be seen as an improvement to the design simplifying the design of the frontage. Overall the design of the dwelling when compared to the approval at appeal can be seen as an improvement so that the application would accord with the design principles set out within policies SS1 and DC1 of the local plan and the NPPF.

In summary, the changes to the design proposed within the application are considered to be acceptable. As a result, it is considered that these changes would not result in significant harm to the character and appearance of the Street Scene, and not be contrary to policies SS1 and DC1 of the local plan and the NPPF.

### **Amenity**

Policy DC1 of the adopted local plan states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

No objections from neighbouring properties.

The changes to the siting of the taller part of the dwelling will move it further away from the nearest residential properties and it will still be a significant distance (approximately 45m away) from the houses to the north. The proposed amendments will cause no significant harm with regards to loss of privacy and no loss of sunlight will occur.

The proposed design of the house is considered to be appropriate and acceptable in terms of the effect of the new house on the amenity of neighbouring houses.

### **Highways**

The highway authority has no objection to the scheme the highway access to public roads is the same as previously approved.

### **Environmental Health Concerns**

The previous approval did not contain any of the conditions that Environmental Health have asked for. The proposed development is modest in size and the construction is less likely to have negative environmental effects.

It is not proposed to add any of the conditions environmental health have asked for as this would be unreasonable.

### **CONCLUSION / PLANNING BALANCE**

The application seeks to construct a single dwelling on land off Park Drive, Cheadle, in a location to one previously approved and to a design broadly similar to one already approved.

The site is located within the development boundary of Cheadle and is not constrained by any of the restrictive policy areas. The general principle of development is therefore acceptable subject to accordance with relevant national and local planning policies which relate to Design and Amenity.

The proposed revision to the design would not relate poorly to neighbouring development. It would not result in significant harm to the character and appearance of the street scene, and would be in accordance with policies SS1 and DC1 of the Local plan and the NPPF.

This amended design does not cause significant harm and the application should be approved. It is intended to add similar conditions to the approval that the inspector added to the previous approval.

**OFFICER RECOMMENDATION: Approve with conditions**

**Case Officer: Alan Lynch**

**Recommendation Date: 06/06/2023**

X *B.S. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**