DELEGATED DECISION REPORT

SMD/2023/0407 **Valid 08/08/2023**	**LAND AT BASFORD VIEW CHEDDLETON**	**VARIATION OF A CONDITION 2 IN RELATION TO APPLICATION SMD/2022/0465.** **(FULL - MINOR)**

MAIN ISSUES

- Principle
- Green Belt and Design
- Impact on neighbour amenity
- Amenity of future occupier
- Drainage
- Highways
- Trees/Landscaping

DESCRIPTION OF SITE

The application site is in the countryside a short distance to the north of the development boundary of Cheddleton and comprises a vacant square shaped plot, perhaps a former paddock, but with two small detached single garage buildings/outbuildings placed together in the south-west corner of the site. It lies to the south of the end of a track which joins onto Leek Road (A520) a short distance to the west. The access is off the end of the track, which then becomes a public footpath which runs along the north boundary of the site. To the north of the access and to the other side of the track and public footpath is a row of five terraced Victorian dwellings which lie perpendicular to the track and path. There is a detached dwelling to the east of the site with an access off Station Road. There is a field to the west and south sides, with modern agricultural storage building next to the south boundary of the site. The access track has a number of other dwellings either side, closer to the main road. The site slopes downwards gently towards the east. The west, east and south boundaries are marked by rows of trees which are particularly large on the east and south boundaries. There is more scrubby vegetation on the north boundary. The site is in the Green Belt.

PROPOSAL

Consent is sought to vary condition 2 of the approved permission SMD/2022/0465.

The dwelling proposed is a detached bungalow with accommodation within the roof space. The dwelling proposes a pitched roof with a ridge of 5m. The footprint measures 7m by 8m. The ground floor provides an open plan kitchen/ lounge with a bathroom. To the first floor there is a single double bedroom and a study proposed with a small storage cupboard. To account for internal ceiling heights it is proposed to lower the ground level within the

building. There is already a bound surfaced driveway up the garages which would be retained for car parking.

The dwelling is proposed to be constructed in facing brick work with slate grey roof tiles. Solar panels are proposed to the west elevation with a single roof light and three roof lights are proposed to the east elevation.

The development includes a landscaping scheme this includes, removal of trees to rear of the site and replace these with a native hedge, tree planting, shrub planting and vegetable garden.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

SS1 Development Principles
DC1 Design Considerations
T1 Development and Sustainable Transport
SS10 Other Rural Areas Strategy
NE1 Biodiversity and Geological Resources
NE2 Trees,Woodland and Hedgerows

National Planning Policy Framework

Section 13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DOC/2023/0004- Discharge of conditions 3 & 9 relating SMD/2022/0465- approved

SMD/2022/0465- Proposed erection of a dwelling.- approved

CONSULTATIONS

Publicity

Site Notice expiry date: 26.09.2023
Neighbour consultation period ends:26.09.2023
Press Advert: N/A

Public Comments

None received within consultation period

Town / Parish Comments

None received within consultation period.

Staffordshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

The principle of the development has been established under approved planning permission SMD/2022/0465.

Impact on Green Belt

Consent was granted in 2022 for the demolition of the garages to be replaced with a single storey dwelling. The approved dwelling increased the footprint of the building by 10sqm from 46sqm to 56 sqm. The case officer considered that 'the dwelling would still be higher than the garages but not substantially so and would retain a single-storey with pitched roof form, just like the garages'. The case officer also considered that the proposed bungalow would be not be "materially larger" based on its footprint and height.

The proposed bungalow would match the approved footprint measuring approximately 8m by 7m and would have a pitch roof. The ridge and eaves height would remain as approved, and the majority of the ground level would remain as existing. The proposal would however provide accommodation over two floors and includes reducing the ground level adjacent to the front door and side patio doors. The proposal also includes 2 no up and down lights adjacent to the front door, 1 light on the west elevation, 1 light adjacent to the patio doors and 2 lights on the rear elevation.

When visible the dwelling would have the appearance as single storey building as the development does not propose any first floor windows. It is considered that comparing the existing garages and the proposed dwelling that the development would not have a greater impact on the openness of the green belt.

With regard to the benefits, the site, despite being in the countryside, is in a sustainable location, within a safe walking distance of a large village and therefore shops, services and public transport which reduces the reliance on travel by private transport and hence help to reduce emissions. There is also a particular shortage of small units of accommodation in the District and what is proposed is a 1-bed bungalow. There is also an economic benefit to local shops and services which in villages, rely in support from an increased population and there is also a benefit to the construction industry. The development also proposes photovoltaic panels which benefit the environment.

Therefore, with all of the above considered the principle of the development within the Green Belt is considered acceptable subject to other material considerations.

Amenity

Policy DC 1 states that 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. In particular, new development should:
•protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution.

With regard to residential amenity, the bungalow would be placed a sufficient distance from neighbouring dwellings. None of the proposed windows would face other windows within a distance of 27 metres and this would therefore accord with the Council's Space About Dwellings standards. The proposal would not harm the residential amenities of existing residents.

Amenity of future occupier

The application now proposes to provide accommodation over 2 floors providing a bedroom and study.

For the purposes of the application the plans indicate the dwelling being a one bedroomed dwelling with a separate study. As this room is capable as being used as a single bedroom it needs to be included when assessing the floor space needed for the dwelling. The proposed dwelling must provide at least 75% minimum gross floor area with a ceiling height of 2.3m and any headroom must not measure less than 1.5m. As the development provides accommodation within the roof space and does proposes to reduce the ground level of the land internally the proposed dwelling would provide at least 75% percent at 2.3m and would meet the space standards required for a 2 bedroomed 2 storey dwelling.

The property would retain the parking area to the front with a sufficient amount of garden space. The development is therefore considered acceptable in terms of the amenity of the occupier.

Landscaping/Trees

The Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration. This will be achieved by:

- Requiring that existing woodlands, healthy trees and hedgerows are retained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss.

- Requiring new developments to provide tree cover that secures a good level of sustainability through tree retention, planting and soft landscaping, including where possible the on site replacement of any trees that are removed with sufficient tree planting to replace or increase the canopy cover on-site as appropriate. Landscaping schemes will also be required to mitigate against negative landscape impact and complement the design of new development and make provision for future maintenance. Where it is not possible to secure this new or replacement tree

planting within the site, the Council will work with applicants to ascertain if a suitable site(s) can be found off-site for replacement planting in the locality.

The application proposes to remove the existing leylandii hedge to the rear of the site. The previous approval included a condition which required these trees to be retained unless otherwise agreed. The details were submitted as part of a discharge of conditions applications and the proposed landscaping details are identical to that of the current application. The councils arboriculturist had no concerns with the principle of removing and replacing these trees and considered that the mixed native species hedging, standards tree considered appropriate for the replacement of the leylandii and are more in keeping with the semi rural location. As such the impact of the development on existing trees and the proposed landscaping scheme is considered acceptable subject to a condition requiring the landscaping scheme being implemented.

Ecology

Policy NE 1 states that the biodiversity and geological resources of the District and neighbouring areas will be conserved and enhanced by positive management and strict control of development(and having regard to relevant ecological evidence).

The site does not possess any significant ecological value and the garage buildings do not appear suitable to house protected species such as bats. The development proposes some additional landscaping and therefore would enhance to biodiversity of the site. A condition will be attached requiring proposed lighting to completed in accordance with the approved lighting scheme that was submitted as part of the discharge of conditions application.

Highway Safety

Policy T 1 states that the Council will promote and support development which reduces reliance on the private car for travel journeys, reduces the need to travel generally and accommodates residual development traffic in line with the Integrated Transport Strategy. This will be achieved by:

- Ensuring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development.

- Considering appropriate parking provision on a case by case basis with recourse to the parking guidance set out in Appendix 2.

The site is located on Basford View which is a private single-track road with some passing places and serving several residential properties.. The junction is wide enough to accommodate vehicles accessing, egressing and passing at this point, allowing traffic to exit the A520 unhindered. The highway authority therefore considered it suitable to accommodate the additional traffic generated by the new development off the private road. The development also proposed a driveway with tandem parking capable of accommodating vehicular parking for the property. The development is therefore considered to have an acceptable impact on highway safety subject to the conditions required by the highway authority.

Other Matters

It consent was granted it is considered appropriate to remove permitted development rights in Part 1 classes AA,A,B,C,D,E and F and Part 2 Classes A to C to safeguard the amenity of the area and to protect the openness of the Green Belt.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

OFFICER RECOMMENDATION : That planning consent be approved

Case Officer: Rebecca Bowers
Recommendation Date: 07.11.2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council