

DELEGATED DECISION REPORT

SMD/2024/0068 Valid 07/02/2024	DUART DILHORNE ROAD CHEADLE	APPLICATION FOR APPROVAL OF RESERVED MATTERS IN RELATION TO APPLICATION SMD/2020/0105 RE: OUTLINE PERMISSION WITH DETAILS OF ACCESS AND LAYOUT (ALL OTHER MATTERS RESERVED) FOR CHANGE OF USE OF PART FIELD INTO TWO BUILDING PLOTS WITH ASSOCIATED LANDSCAPING AND PLANTING (RESERVED MATTERS - MINOR APPS)
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MAIN ISSUES

Whether or not matters relating to scale, appearance and landscaping are acceptable

Whether or not the application is in line with the outline permission and the conditions attached to it.

The impact on the character and appearance of the area.

The impact on residential amenity

The impact on highway safety

DESCRIPTION OF SITE

The site comprises a paddock on the edge of the town to the west of the town centre and despite its open nature, it is just within the development boundary, with houses to the west and east sides of the site which are also within the development boundary. There is open land to the rear of it, to the north, being outside of the town boundary and within the Green Belt, although part of this area is within the same ownership as the paddock site. Dilhorne Road, which is quite narrow and has a country lane character to it, runs along the south/front boundary and there is housing development to the other side of this and also the entrance to Patch Meadow Road, a housing estate. There is a timber gate entrance off Dilhorne Road into the site and also a timber open fronted horse shelter building next to the west side boundary.

There is a 3 or 4 metre high thick hedgerow along the entire road-side boundary with just a gap for the entrance gate. Inside the site is some scrub and trees but mainly grass paddock land which rises upwards towards the north. There are mature trees

along both side boundaries but in particular along the north/rear boundary and to the north of the site the land is mainly woodland with clearances which are within the same land ownership as the site. On the opposite side of the road, two new houses have recently been built which face The Green, the A521 main road which leads into the town centre.

PROPOSAL

This is a Reserved Matters planning application following the grant of outline planning permission for two 4+bedroom detached houses (ref: SMD/2020/0105) on 9.2.21. The details of the access and the specific siting of the houses was decided with the outline approval. This new application seeks approval for the scale of development, the design/appearance and also the landscaping i.e. the “reserved matters”. Also included in the application is further details requested to be submitted in some of the conditions attached to the outline permission (aside from Condition 2, the standard condition requesting the reserved matters to be submitted). These include a particular and detailed landscaping scheme (as requested in Condition 5) and details of building materials (requested in Cond 7). The application form also states that details pursuant to Condition 13 were also submitted but this requires a site inspection of trees to check for bats before being removed and does not require the submission of details before works commence.

The drawings show the site split roughly in half into a west plot and east plot and with a 4-bed traditionally designed detached two-storey dwellinghouse placed in each plot, both of which would face the road but placed at an angle to it. The design of each house would be the same in terms of dimensions, form and materials although would be “handed”, with the central boundary separating the plot acting almost as a line of symmetry. The house in the east plot would be closer to the road, perhaps reflecting the land contours which are steeper closer to the road on the east plot and also placed at a diagonal angle to the road. Each house would have side gables, chimneys, a projecting front gable, rectangular front bay windows, front lean-to roof above the entrance door and bays and a single-garage attached to the side wall. The houses would be finished with red bricks (Weinburger Oast Russet Sovereign) and dark grey roof tiles (Marley Ashmore). The windows would be cream coloured uPVC and with buff stone heads and cills. The rainwater goods would be black and fascia boards white. The houses would have a max height of 7.7m (ground to roof ridge). “Solar tiles” would be placed on the front slope of the main roof.

The shared access onto the road (agreed at the outline stage) would lead to a large shared parking area to the front of each house but with private parking spaces for each house in front of the house and garage and a turning area. Each house would have its own back and side garden (the land to the rear slopes upwards) separated by the central boundary line marked by a new hedge. There would be some extraction works due to the sloping land and retaining walls are shown a short distance to the rear of the houses. A front boundary hedge on top of a new 1.2m high retaining wall, shown behind the proposed access visibility splays and this would replace the existing frontage hedge. In addition, new boundary hedges would be provided along the rear and east boundaries of the site, along with the retention of trees within the and an area reserved to the other side of the east boundary hedge

for new planting and ecology enhancements which would be outside the new residential curtilages. This area extends further to the rear of the site and opens out into areas of other proposed ecology improvements comprising existing and proposed semi-improved neutral grassland. The area reserved for ecology improvements was agreed at the outline planning stage.

The application is accompanied by an Arboricultural Survey Report.

An amended site plan was received on 30th April 2024 showing more of a mix of tree planting in the “orchard” area to the east of the site which is part of the area reserved for ecological improvements required in the outline approval. Some further clarification of the frontage hedgerow is also given. The amended plan is in response to the comments of the Council's Trees/Landscape Officer.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS7 – Cheadle Area Strategy
H1 – New Housing
DC1 – Design Considerations
NE1 – Biodiversity
NE2 – Trees, Woodland and Hedgerows

NPPF (Revised Dec 2023)

Section 5 (Housing), 12 (Design) and 15 (Natural Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0105: Outline permission for two 4-bed houses with details of access and layout. Approved on 9.2.21.

CONSULTATIONS

Publicity

Site Notice expiry date: 11.4.24
Neighbour consultation period ends: 11.4.24
Press Advert: N/A

Public Comments

Two letters have been received from local residents claiming that foxes and badgers have been spotted on the site. Another letter points out that the Site Location on the forms given as “Duart” is misleading as Duart is a separate adjacent property to the application site.

Town / Parish Comments

None received.

Local Highways Authority

Comments dated 12.4.24: The visibility splay shown on the attached plan is considered acceptable. The size of the parking at 2.4m x 4.8m is sufficient. There is no detail of garage size, but the garages should be a minimum of 3m x 6m and are required to meet the PS for a 4-bedroom property. The plan does not show the provision of a surface water drainage interceptor or the material/s to be used (access and parking/turning area). It is also noted that the sign and pole are shown remaining in the verge.

Comments dated 19.4.24: I'm happy with the vis, parking including garages both meet with Parking Standards in size and sufficient in number for a 4-bedroom property, I'm also happy with the materials for the hardstanding (I've attached the plans that I am referring to). I noted and wanted to highlight that the drainage interceptor had not been included and to just note that the sign and pole were shown remaining in the verge on the plan. I note an email from Robert L McGuinness sent on the 06 May 2020 that "the road sign and electricity pole would clearly need to be relocated in positions to be agreed with the various parties.

Environmental Health

No objection.

Tree Officer

Proposed landscaping details are set out on Drg. No. RLM949/3 Rev G. These include for new native hedgerow planting to the northern and eastern boundaries of the site, and between the 2 plots, to appropriate and acceptable specification. There is also drawing indication of replacement hedgerow planting to the Dilhorne Road frontage boundary behind the required visibility splays – including some suitable hedgerow trees, which is good to see.

Whilst it is difficult to imagine that the new frontage hedgerow would not be to the same specification as the proposed new rear, side and dividing hedgerows, and no doubt this is the intent, very strictly the drawing notes do not confirm that this would be the case. For slightly pedantic completeness, it may therefore be best to ask the agent to amend the drawing notes to clarify the same planting specification (species, proportions, planting pattern/density etc) for the frontage hedgerow (but with addition of hedgerow trees as already noted) as for the side, rear and dividing boundaries.

An area of orchard tree planting with meadow habitat beneath is proposed for the "spare" ground to the east of Plot 2 which is appropriate and supports biodiversity objectives. My only comment here would be that rather than have c.10 trees all of orchard Apple species, there could be some variety introduced through a mix of perhaps Apple, Pear and Plum trees, and possibly also the addition of a Walnut and a multi-stemmed coppice Hazel or two.

Given the almost complete enclosure to be provided by the retained existing boundary vegetation and proposed new boundary treatments, it would be unnecessary for the LPA to require/control further on-plot planting as it would be more appropriately left for occupiers to develop and maintain their gardens as they wish.

Other than whatever further amendment/confirmation you may feel necessary in respect of the frontage hedgerow specification as noted above, and, ideally, some indication that more variation in the orchard planting may be considered, the proposed landscaping scheme is acceptable for approval to discharge the soft landscaping element of Conditions 3 and 5 of planning permission SMD/2020/0105. Condition 6 already makes provision for subsequent implementation and maintenance of the landscaping scheme once approved (as is also confirmed on the drawing notes/details) so no further conditions or obligations are needed in this regard.

SMDC Waste Collection Services

No issues regarding waste collections.

OFFICER COMMENTS

The principle of development

The principle of providing two houses on the site, which is on the edge of the town and within the Development Boundary, was accepted on granting outline planning permission in 2021. This new “Reserved Matters” application is to seek approval for the particular scale and design of the dwellings along with the landscaping of the site. The access and layout of development were approved as part of the outline application.

The impact on the character and appearance of the area as a result of the proposed scale, design and landscaping of the development.

The provision of two new detached houses facing the road on this site would read as the continuation of the existing row of approximately 18 houses which face Dilhorne Road to the south and as the existing houses nearest the site are also detached, the development would not appear out of keeping with the pattern of development in this area. The dwellings on this road are also a mix of types, styles and designs and so the conventional but traditional form and design of the dwellings would also not be out of keeping with the area. The scale and height is not excessive in relation to other nearby houses. The side gables, projecting front gable, chimneys, other traditional features, fenestration shape and design and brick and tile finishes are traditional to Staffs Moorlands and not contrary to the Design Guide. The scale and design of the dwellings is considered to be acceptable and would not harm the character and appearance of the area. The hard-surfacing materials are also acceptable.

Due to the sloping nature of the site, there would be some extraction works required for the rear parts of the dwellings and also the side part of the east plot dwelling requiring the provision of new retaining walls around the backs and sides of the houses. However, looking at the land levels on the drawings, it does not look likely that these would need to exceed more than 3.0m in height and the walls around the houses would be largely screened by the houses themselves. The wall to the rear of the side gardens would be visible. A condition can be applied requiring sectional and elevational details of the walls to establish their height and appearance.

The site is currently screened by a 4m high frontage hedgerow. This is deemed to be of limited health and is required to be removed to provide visibility splays at the new access. A condition was attached to the outline permission requiring its replacement behind the splays. None of the trees on site, the most significant of which are along the boundaries, would be harmed by the development.

Following comments by the Tree Officer, a further condition will be added to ensure that the frontage hedgerow will be to the same specification as the other boundary hedgerows proposed to the rear and side boundaries of the plots.

The landscaping scheme provided shows further new tree planting both within the site and also on the adjacent land to the east within the same property and which is earmarked for ecological improvements, also secured via a planning condition attached to the outline permission.

The impact on residential amenity

There would be a sufficient gap between the two proposed houses and the existing houses either side of the site. There are kitchen windows proposed facing those properties but the amount of boundary screening and the sloping land to the north and east would ensure no harmful overlooking from these into other residential properties. There is a gap of 23 metres separating the side windows of Plot 1 (which is all secondary windows comprising a window for a small kitchen which is part of an open plan living and dining area, a utility room door and on the first-floor an ensuite window) from the east-facing side windows of the dwelling in the separate property to the west, "Duart". This would exceed the guidance in the Council's Space About Dwellings SPG if the two opposing elevations were primary elevations. Furthermore, there is ample tree screening between the two properties. Despite no harmful level of overlooking occurring from the proposed Plot 1 side windows and the east side windows of the neighbouring existing dwelling, due to the number of windows on the side elevation of the existing dwelling, I consider it reasonable to attach a condition requiring obscured glazing to be inserted into the west side windows of Plot 1 to minimise any scope of overlooking.

There are no houses to the rear of the site. The dwellings on the opposite side of the road are at an angle to the road and the proposed front windows would not lead to direct overlooking into the windows or gardens of the residential properties to the south.

The floorspace provided would meet the thresholds in the governments Nationally Described Space Standards. The rear gardens would exceed the size and length

standards in the Council's Space About Dwellings SPG and although the use of this is limited due to the slopes, there would be a flat area of garden to the side of each dwelling.

Overall, the proposed development based on the scale, design and siting, would not lead to harm to the residential amenities of existing residents and would provide satisfactory living conditions for the eventual occupants of the two houses. The comments of the neighbour at Duart are noted, however it is clear from the submitted plans at both the outline and this reserved matters stage, that it is the land adjacent to this neighbouring property.

The impact on highway safety

The local highways authority does not raise an objection to the application and the visibility splays and parking areas (including parking space and garage sizes) are in line with the outline approval and its conditions. A condition of the outline permission requires a drainage interceptor at the access to be provided.

The outline condition requiring the provision of visibility splays also requires them to be kept free of any obstacles higher than 0.9m. There is a telegraph pole and a sign on the frontage verge but the agent has agreed to remove these as required in order to comply with the condition.

Other Matters

The conditions attached to the outline permission require ecological enhancements within the site and on adjoining land to the side and rear of the site which is within the same ownership. A scheme of ecological protection and enhancement measures and details of the ecological management of the site which formed part of an Ecology Survey Report approved at the outline stage, are required to be submitted before works commence as part of a separate Discharge of Condition application and implemented. Other outline conditions require details of drainage, a CEMP and details of lighting. Whilst foxes and badgers may have been seen by local residents, a preliminary ecological survey did accompany the outline consent, whereby badgers were not found.

CONCLUSION / PLANNING BALANCE

The details of scale, design/appearance and the landscaping of the site are acceptable and comply with the Council's Local Plan and the government planning guidance contained in the NPPF. The details also do not conflict with the outline permission or any of the conditions attached to it.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 3.5.24

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council