

DELEGATED DECISION REPORT

SMD/2023/0657 Valid 22/12/2023	LAND TO THE REAR OF, 82- 84 HIGH STREET, CHEADLE, STAFFORDSHIRE	PROPOSED NEW RESIDENTIAL DEVELOPMENT (FULL - MINOR)
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MAIN ISSUES

- Principle of Development
- Design and Impact on Conservation Area and Designated Heritage Assets
- Residential Amenity
- Highway Safety
- Trees and Landscaping
- Drainage
- Environmental Health

DESCRIPTION OF SITE

The application site is located within the defined settlement boundary of Cheadle and comprises a parcel of existing hardstanding. The site is sited behind a high brick walls that fronts the northern boundary of the site with Prince George Street. There is an established vehicular access off Prince George Street in the northeast corner of the site, with the boundary wall flanking its western side.

The vehicular access serves the existing area of hardstanding where the proposed dwelling is to be sited, along with an adjacent parking area to the south of the plot that serves nearby commercial units. To the west of the site lies a vehicle repair garage that sits at a lower level to the application site. The repair garage building presents a blank brick wall to the application site. The eastern boundary of the site comprises of a brick retaining wall beyond which lies a neighbouring detached dwellinghouse (Oaklea, no. 16 Prince George Street) with front projecting integral garage which is located in a setback position to the rear of Prince George Street. Further residential development lies to the north of the site on the opposite side of Prince George Street, with the nearest property presenting its side gable end towards the site, with a large area of garden / vegetation located in between.

The application site is located within the Cheadle Conservation Area and lies a short distance from the Grade II Listed Church of St. Giles which lies to the west of the site beyond the existing vehicle repair garage.

PROPOSAL

Planning permission is sought for the erection of a detached dwelling on land off Prince George Street, Cheadle. The proposed dwelling will be two storeys in scale, standing to a ridge height of 7.5 metres. The dwelling will occupy a gross internal

floor area of 119.8 square metres. The property will be set back a minimum of 5.2 metres from the carriageway of Prince George Street and will sit behind the existing roadside retaining wall that is to be retained. An area of private amenity space will be provided in between the dwelling and the retained wall.

The proposed dwelling is to be constructed from red/orange facing brickwork, with a Staffordshire blue tiled roof above. The proposed dwelling will comprise of an open plan kitchen / dining room, living room, utility, w.c. and study / snug at ground floor, with a hallway and stairs leading up to four bedrooms (one ensuite) and a bathroom at first floor.

Vehicular access to the site will be taken direct off Prince George Street via the existing access that serves both the plot and an adjacent car park to the south. Off street parking for three vehicles will be provided to the south of the dwelling, with the adjacent car park left unaltered.

The site has previously benefited from planning permission for the erection of 4no. apartments under application SMD/2013/0802, as well as a pair of semi-detached properties under application SMD/2018/0107.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

- SS1 Development Principles
- SS1a Presumption in Favour of Sustainable Development
- SS5 Towns
- SS5c Cheadle Area Strategy
- SD1 Sustainable Use of Resources
- H1 New Housing Development
- TCR1 Development in the Town Centres
- DC1 Design Considerations
- DC2 The Historic Environment
- T1 Development and Sustainable Transport
- T2 Other Sustainable Transport Measures

Supplementary Planning Guidance

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

National Planning Policy Framework

Achieving Sustainable Development	Chapter 2
Delivering a sufficient supply of homes	Chapter 5
Achieving well-designed and beautiful places	Chapter 12
Conserving and enhancing the historic environment	Chapter 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- **SMD/1985/0656**
DESCRIPTION: Change of use from store to dwelling and use of land for car parking
DECISION: APPROVED
DECISION DATE: not available
- **SMD/2013/0166**
DESCRIPTION: 4 No. Residential apartments
DECISION: WDN
DECISION DATE: 14/03/2013
- **SMD/2013/0802**
DESCRIPTION: 4 No. 2 bed Residential Apartments
DECISION: PER
DECISION DATE: 22/07/2013
- **SMD/2018/0107**
DESCRIPTION: A pair of two bed residential properties (semi-detached).
Alternative scheme to the previously approved application SMD/2013/0802.
DECISION: APPROVED
DECISION DATE: 23/04/2018

CONSULTATIONS

Publicity

Site Notice expiry date: 07/02/2024
Neighbour consultation period ends: 07/02/2024
Press Advert: 07/02/2024

Public Comments

A total of 5 properties were consulted on this application and one objection was received as summarised below.

- I have been in business on Church Street for over 40 years and seen traffic up and down this road increase considerably. Parking spaces are already at a premium on this road and there are insufficient parking spaces for the number of current residences, without more houses being built.
- The road is quite narrow in places and often has traffic backed up waiting to pass - especially with the number of cars parked - and it is a concern already when emergency vehicles have to gain access; I fear further development would have a greater impact.

Officer comments:

Highway safety and parking is addressed in the assessment section of this report.

Town / Parish Comments

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

Conservation Officer Comments

The site (existing) is in a particularly low-quality area in terms of appearance being to the rear of the high street, surrounded by other later buildings, some industrial units and is cluttered by parked cars on a narrow road.

A positive I can see is that the scale of the existing developments along Prince George Street are all of an unassuming scale. I note the proposal is two storeys though it is possible for it to sit lower than the neighbouring dwelling and behind the industrial units due to the slight incline of this street.

I did not see in this case that any harm would be disproportionate.

DCC Highways

I have no objection subject to the following being secured via conditions:

- 1. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.*

Environmental Health

No objection subject to conditions.

Seven Trent Water

No objection subject to conditions.

Waste Management/Collections

No objection.

OFFICER COMMENTS

Principle of Development

The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990. Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances

which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan consists of the High Peak Local Plan Policies Adopted April 2016. Other material considerations include the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless:
 - i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

It is acknowledged that the Council cannot demonstrate a 5 year supply of housing. In such circumstances housing applications should be considered in the context of the presumption in favour of sustainable development. The NPPF states that for decision taking this means granting planning permission unless, inter alia, specific policies in within the NPPF indicate that development should be restricted.

The application site is located within the Cheadle Town Development Boundary. Core Strategy policy SS5c specifies that the council will (amongst other aims) expand the housing market by 'increasing the range of available and affordable house types and higher market housing, for first time buyers and families.' SS5c goes on to state that housing shall be delivered within the urban area and on land adjacent to the urban area which has good accessibility to services. Encouragement will be given to the development of brownfield sites.

The site is within the development boundary of the town and is close to the town centre in a sustainable location and the principle of housing on the site remains acceptable, as it was in 2013 and 2018 when most recently approval was given for two semi-detached houses on the site, in compliance with Policy SS7, the Cheadle strategy. For these reasons there are no 'in principle' objections to a residential development on this site.

Design and Impact on Conservation Area and Designated Heritage Assets

The Planning (Listed Buildings and Conservation Areas) Act 1990 refers to the 'preservation' or 'enhancement' of the special architectural or historic interest of the heritage asset or its character and appearance. The NPPF sets out in Chapter 16 of the document decision-making policies using different terminology, referring in

particular to 'conservation of significance'. It is important to note that 'conservation' and 'preservation' are concerned with the management of change in a way that sustains a heritage asset's special interest or significance. However, 'conservation' has the added dimension of taking opportunities to enhance significance where opportunities arise and where appropriate.

Section 16 of the NPPF seeks to conserve heritage assets in a manner appropriate to their significance. This is echoed within local planning policy.

Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

In this instance the proposal sits within the setting of the Cheadle Conservation Area.

The gable and pitched roof design of the proposed dwelling raises no objections. With a ridge height of 7.5m the property would be an acceptable height in the context of neighbouring forms of development and the previously approved application allowed a development of 7.5m high which the officer considered was an appropriate scale for the location. There is a good solid to void window ratio and the proposed fenestration features a vertical emphasis with traditional stone cills.

The proposed property would not look out of place with their surroundings; the design is simple, functional and would reflect the local vernacular. The retention of the brick boundary wall is also welcomed, not only does it form an important part of the street scene at this point, as strong boundary walls are notable features within Conservation Areas.

Notwithstanding the fact that there are some design/materials details on the submitted plans, a condition requesting details of facing materials, joinery, cills, lintels, eaves, verge, porch and rainwater goods are all provided in order to gain specific details and secure a well-designed development.

The current scheme also positions the properties further into the site, allowing for the boundary wall to be retained and also minimising the visual impact upon the street scene at this point.

For the above reasons it is considered that the proposed two dwellings are of a good design and that they are appropriate forms of development for this visually prominent Conservation Area location.

Overall, it is considered the siting, scale, design, and construction materials of the proposals are appropriate. Accordingly, the impact on the Conservation Area, adjacent Listed Buildings and the built up area of Cheadle would be acceptable and the proposal thereby accords with Policies SS1, DC1 and DC2 from the Core (Adopted April 2014) and relevant National Policies found in National Planning Policy Framework.

Residential Amenity

In terms of impact on neighbour amenity, the proposed dwelling is orientated so that the front elevation will face south and the rear elevation and outdoor amenity space facing north. Habitable room windows will remain sited to the front and rear elevations providing a good standard of amenity for future occupiers and neighbouring occupiers. To the east is Oaklea, no. 16 Prince George Street and occupiers of this adjacent property are not considered to be impacted negatively in terms of amenity over the existing arrangement. The proposal will not overlook or overshadow this neighbouring residential property.

To the other side of the highway is a dwelling known as 'Kimberley'. Again, the occupants of this neighbouring property are not considered to be negatively affected by the proposed development. The orientation of this particular neighbouring property is such that the side elevation faces towards the application site. Number 15 Prince George St is positioned to the north east of the application site, and the new dwelling would be positioned 25m from this neighbour, at its closest point, with the front facing windows looking towards its parking area. It is not considered that any other neighbouring properties would be negatively affected by the proposed development.

The proposed development features a defensible outdoor amenity space and this outdoor garden space is of an acceptable size for the dwelling proposed. On balance it is considered that the scheme is acceptable. Permitted Development rights can be removed, sufficient parking space is already provided, the scheme is for a much-improved development and the re-use of a previously developed site within a highly sustainable location is a benefit when the council cannot demonstrate a 5 year supply of deliverable housing land.

In terms of amenity impact for future occupiers, this impact was considered during determination of the SMD/2018/0107 application where it was concluded that the interfacing distances between existing properties and the proposed building was considered acceptable. Although this scheme is for a different type of residential development to what was previously approved, there are no objections to the proposal in terms of impact upon neighbour amenity. It is noted that one objection was received however this is in relation to highways and parking issues.

Highway Safety

The existing vehicular access off Prince George Street is to be used and off-road parking for three vehicles can be provided. The County Highways officer raises no objections to the application but does request that a number of conditions and an informative are added to any approval. For these reasons it is considered that the highways aspect of the development is acceptable.

While an objection in relation to highway safety and parking is noted, there will be no obstruction or alteration to the existing access to the site and the car parking provision proposed on site is considered acceptable at this location.

Drainage

Drainage Severn Trent Water have advised no objections to the application subject to a condition relating to the disposal of foul and surface water. With the inclusion of this condition this scheme is considered acceptable.

Environmental Health

The application site is a parcel of brownfield land within a built-up urban area. Environmental Health officer's advice that there may be some ground contamination from previous uses of the site and as such the officer recommends a contamination condition. Following correspondence with the applicant a suitable worded condition that does not require a pre-commencement trigger is considered acceptable at this location. Other recommended conditions include restriction of the times/days in which 'noisy' activities can be undertaken, submission of a Construction Method Statement, importation of soil, waste management and sound insulation.

CONCLUSION / PLANNING BALANCE

The council cannot demonstrate a 5-year housing land supply and therefore there is a presumption in favour of sustainable development. Approval of the application will provide a small but valuable contribution towards the 5-year housing supply. The application site is a previously developed plot of land within a highly sustainable town location. The principle of residential development on this site has already been established by means of a previously approved application. The proposal does not raise any design, visual impact, highways, amenity, Environmental Health or drainage objections and for these reasons it is recommended that the application is approved subject to conditions. Moreover the development of the site would sustain the heritage asset.

OFFICER RECOMMENDATION : **Approve with conditions**

Case Officer: John Van Eker

Recommendation Date: 02/05/2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

