

ELEGATED DECISION REPORT

SMD/2024/0234
Valid 04/06/2024

THE DAIRY HOLLINGTON
ROAD
FREEHAY
CHEADLE

INSTALLATION OF
REPLACEMENT WINDOWS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Development in the Open Countryside

DESCRIPTION OF SITE

The site comprises of a former agricultural building which has been converted into a dwelling, as well as its surrounding curtilage. The structure is single storey red brick with a dual pitched clay tile roof. the windows and doors on the property are wooden and finished in the colour Cotswold Green. The site is not Listed, nor within the Green Belt, however it does fall outside of a defined development boundary.

In granting consent for the conversion of the agricultural building to a dwelling, the Local Authority removed Permitted Development rights pursuant to Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) and also imposed a condition requiring the windows to be constructed of timber to ensure the development is in keeping with the character of the building and its rural surroundings.

PROPOSAL

The proposal seeks permission to replace the wooden windows with uPVC in the same style and Cotswold Green colour.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135.
Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands

- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- DET/2014/0054. DESCRIPTION: Change of use of agricultural barn to residential dwelling. DECISION: APPROVED
- SMD/2014/0202. DESCRIPTION: Erection of single agricultural pole barn structure. DECISION: APPROVED
- SMD/2023/0476. DESCRIPTION: Siting of Glamping Pod. DECISION: APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 10/07/2024
 Neighbour consultation period ends: 25/06/2024
 Press Advert: N/A

Public Comments

No comments.

Town / Parish Comments

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

Staffordshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. The site lies in the Open Countryside and falls under Policy SS10, which states that these areas will provide only for development which has an essential need to be located in the countryside. As this proposal is for replacement windows, the development can demonstrate an essential need to be located in the countryside, and therefore acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that alterations need to be undertaken with care and that insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the building's character, and the aim should be to revitalise the building without altering its fundamental character. In this case, the existing windows are made of traditional timber, which was conditioned by DET/2014/0054 to ensure that the proposed development is in keeping with character of the building and its rural surroundings. The condition specifically states that the windows shall not be plastic. However, on balance, the details for the windows shows that the proposed windows, despite being uPVC, would in fact be largely indistinguishable from the existing windows. The property is not Listed or in a Conservation Area, and the two neighbouring properties are not Listed, or of significance in terms of heritage conservation, and both have uPVC windows. In regard to this, as well as the high quality of the design of the proposed windows, the proposal is acceptable in design terms.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. The site is bounded by Hulme Farm to the east, and Ashthorne House to the north east. Due to the nature of the proposal, there would be no change to amenity as a result of the development, and therefore acceptable in terms of amenity.

Highway Safety

Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking. Due to the nature of the proposal, there would be no change to highway safety as a result of the development, and therefore acceptable in terms of highway safety.

CONCLUSION / PLANNING BALANCE

On balance, the proposal is acceptable in principle, and in terms of design, amenity, and highway safety. The proposal is thought to be acceptable in design terms as the replacement windows are of a high quality, and will be visually very similar to the existing windows. The proposed windows are 'Residence 7', and have been approved in Peak Park and Conservation Areas, and therefore thought to be suitable for this site in the Open Countryside. Therefore, the recommendation is to approve.

OFFICER RECOMMENDATION : **Approve, subject to conditions.**

Case Officer: Reuben Berriman

Recommendation Date: 30/07/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council