

## DELEGATED DECISION REPORT

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**SMD/2024/0341**  
**Valid 24/07/2024**

**LAND OFF CHEDDLETON**  
**PARK AVENUE**  
**CHEDDLETON**

**ERECTION OF DETACHED**  
**DWELLING**

**(FULL - MINOR)**

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### MAIN ISSUES

- The principle of the proposal
- The impact on the character and appearance of the area and setting of listed buildings
- The impact on residential amenity
- The impact on highway safety
- The impact on the ecological value of the area

### DESCRIPTION OF SITE

The site is within the Development Boundary of Cheddleton and is to the east of the centre of the village. It comprises part of a meadow at the end of a long cul-de-sac on a modern housing estate. The rest of the meadow lies to the west of the site (and is also included in the Development Boundary despite being open and rural in nature) and also to the north where it slopes downwards towards the Caldon canal (which is in a Conservation Area) just over 100 metres away. To the south and east are two recently built houses, part of a scheme of three new houses built at the end of the cul-de-sac. The side wall of one of them, No.79 Cheddleton Park Avenue lies to the south and the side wall of another, No.86, lies to the east and is separated from the site by a side garden area for No.86. Access to the site is via a brick paved access way running from the end of the cul-de-sac between the two new houses and along the side of No.79 and which ends at a field gate marking the edge of the site. The land around the site slopes upwards quite sharply towards the south and falls downwards towards the north. There is a grassy mound immediately to the west of the site. There are listed farm buildings across the meadow within 150m to the south-west of the site and a listed pub on Cheadle Road (The Red Lion) about 200m to the north-west of the site.

A Public Right of Way runs across the field about 40m to the north of the site and heads towards Cheadle Road to the west.

### PROPOSAL

This is a full planning application for a detached 4-bed two-storey dwelling of the same form and design as the two existing adjacent new-build dwellings at the end of the cul-de-sac. It would sit alongside No.86 with a front elevation facing the side of no.79 to the south. The existing brick-surfaced access drive to the meadow would be extended through to the west boundary of the plot to allow access to the meadow via a new field gate and also allow access to a front parking area (for two cars) for

the proposed new house. An area to the west of the site of similar size to the plot would be set aside for new mixed scrub planting, on the mound, for ecological purposes.

The drawings are shown on amended plans which show the house “lowered into the plot by 0.5m” so that the roof ridge would be level with No.86 and also 0.5m lower than No.79 to the south.

The application includes a Preliminary Ecological Assessment (PEA) report, a Biodiversity Net Gain (BNG) report with BNG New Habitat Map, a Heritage Statement and a Planning Statement.

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

### **Local Plan (Adopted September 2020)**

SS8 Large Villages Strategy  
H1 – New Housing  
DC1 – Design Considerations  
DC2 – The Historic Environment  
DC3 – Landscape and Settlement Setting  
NE1 - Biodiversity

### **National Planning Policy Framework (July 2021)**

Sections 5 (Housing), 12 (Design), 15 (Natural Environment) and 16 (Historic Environment).

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

SMD/2024/0044: New dormer bungalow. Withdrawn.

SMD/2020/0365: Three new dwellinghouses. Approved and built.

SMD/2018/0174: Outline application for eight new houses with details of access. Refused. Appeal dismissed.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 4.9.24  
Neighbour notification expiry date: 4.9.24  
Press advert: 30.7.24 (Affecting a Public Right of Way)

### **Public Comments**

Letters of objection have been received from ten local households with the main points of objection being the impact on the character and appearance of the area, harm to privacy via overlooking and also the impact on the setting of the listed farm buildings to the south-west.

**Cheddleton Parish Council**

Objection. The application is an attempt to overdevelop what is a huge estate. The landscaping from the previous application has not been done.

**Local Highways Authority**

No objection subject to standard conditions.

**Environmental Health**

No objection subject to standard Env Health conditions relating to new housing development.

**Staffordshire Wildlife Trust**

We would like to see a Habitat Management and Monitoring Plan (HMMP) for the application, using the Natural England template submitted to show how the site will be managed for 30 years.

**Severn Trent Water**

No objection subject to a condition requiring a drainage scheme to be submitted for approval.

**Ramblers**

The PROW to the north must not be affected.

**SMDC Waste Collection Service**

No issues regarding waste collections.

**Canal & River Trust**

No concerns raised due to distance of the site from the canal.

**Conservation Officer (Comments in response to previous withdrawn application for a dormer bungalow on the site – SMD 2024 0044)**

Objection.

Whilst there may be suggestion there remains limited direct impact upon the heritage assets in terms of direct views, the scheme does in real terms begin to invite a spread and exacerbation of development into what survives as the sense of place and therefore setting for these assets, identified as having value, isolating the farmstead at GII listed Grange Farm and its GII listed barn. A feature of which is prominent among the vernacular of the Moorlands historic built environment. It also appears to invite future disfiguring of the natural landscape and topography as part

of this sense of place, in order to facilitate particularly large dwellings. This is principle I cannot support.

The project demonstrates a structure very much unlike the characteristics found at a bungalow, and appears from the proposed site plan to be two of the scale of houses built shortly before, pushed together. This has created somewhat of an oversized and awkward building looking to be against the grain of what has previously been achieved.

I suggest that if the concept is for a bungalow, that suitable revisions are made to faithfully note the scale and form of a bungalow. As unfortunately it is not seen as one at all. The proposed north elevation appears quite uncomfortable in terms of its fenestration pattern, scale and location of the dormers, and isolated rooflight. The central dormer for example is quite odd and with the joinery lost within an oversized surround.

Currently I do not see the scheme being faithful to Policy DC1 and DC2.

Notwithstanding design and quality concerns, there is a real concern that the scheme invites the gradual enveloping of what remains for these assets and their setting.

## **OFFICER COMMENTS**

The site is within the Development Boundary of Cheddleton, a Large Village, as defined in the Local Plan. The Large Villages Strategy allows new dwellings within the Development Boundaries and so the proposal is acceptable in principle but such a proposal must also comply with the Local Plan as a whole including policies relating to good design and which seek to protect the character and appearance of the area and the surrounding environment in general.

This is a resubmission of a previous application earlier this year for a dwelling in the same plot with the same orientation (facing south) but a different design and siting. The previous application was for a dormer bungalow in contrast with the three recently built new two-storey dwellinghouses. It would have had a larger footprint as this new scheme with an east side and front wall in the same position but which would also encroach 5.8m further within the meadow towards the west also towards the rear to a less extent. It was considered that the dormer bungalow, due to its siting, footprint, form and design was not in keeping with the form and layout of development in the area including the end of cul-de-sac development of three recently built houses. The development in encroaching further westwards into the open land was also deemed to harm the setting of the listed farm buildings to the south-west as well as harming the overall character and appearance of the area.

The new scheme shifts development 5.8m towards the cul-de-sac and the changed footprint, siting, form and design of the new dwellinghouse put forward, along with the plot width, size and shape, are more in keeping with the cul-de-sac development. The new dwelling would also be lower in the plot than the dwellinghouse originally submitted with this new application so that it would be no higher than the adjacent house to the east.

However, the changes are not deemed to be sufficient to overcome the overall harm to the character and appearance of the area. The sloping open fields to the west

contribute positively to the character and appearance of the area and are visible through significant gaps between the three new houses at the end of the cul de sac.

In the officer report for the three new houses (SMD/2020/0365) it was mentioned that the end of cul de sac was planned to have a softer transition between the linear development of the estate road and the meadow with the existing slopes of the open land enveloping around nos. 77 and 79. This is perhaps a reason why no.86 was given such a large side garden i.e. to resist further development westwards. In addition to the sloping open land there is a visible grassy mound immediately to the west of the site. The existing house at No.86 does not appear to have needed cut and fill and the garden has been tapered away from this, following the contours of the land. The new proposed house, however, would appear to encroach into this as sectional drawings show some extraction is needed to create a level plot. This would lead to an abrupt and not soft transition between the housing estate and open fields beyond. This would not just be evident from the estate road but also clear from the public footpath to the north and north-west, crossing the fields towards the listed Red Lion public house. The new development of three houses is also visible from parts of Cheadle Road further to the west. From a number of directions, from paths and roads, the new house, which would still be further west of the existing development i.e. further west of No.79, would still appear as an encroachment into the open land which contributes so positively towards the character and appearance of the area and also the rural setting of the village. Such settings are aimed to be protected under Policy DC3 'Landscape and Settlement Setting' of the Local Plan.

Furthermore, the current dwellings along the row of dwelling to the north of the road, including the new dwelling at no.86, are separated by narrow gaps. The proposed gap between no.86 and the new proposed dwelling is considerably larger and would make the new dwelling appear detached from the existing development and pushed into the field and crammed into the slope.

The fields are also likely to have been historically connected to the listed farm buildings to the south-west. The Conservation Officer opposed the previous dormer bungalow scheme. However, the dwelling would be better contained within the housing estate than the previous scheme and would encroach 5.8m less into the open land. The dwelling would not be within the line of sight of the listed buildings from public highways or footpaths and it is not considered there is significant harm to their setting. However, for the above reasons and despite being more in keeping with the form of development on the housing estate, the overall character and appearance of the area would be harmed by virtue of the degree of encroachment into the open sloping fields which contribute positively to the individual sense of place and character and appearance of the area and village setting, in conflict with policies H1, DC1 and DC3.

With regard to residential amenity, there is also more harm identified. Due to the siting of the proposed dwelling and its orientation, the proposal would result in overlooking from upper floor front bedroom windows directly into the whole of the rear garden of No.79 where there is currently no screening along the side boundary which is just 10m in front of the front windows of the proposed house. The other windows of the proposed house would not lead to any harmful level of overlooking. The only window facing No.86 is a garage window. The rear bedroom windows would only enable overlooking of the rear part of the rear garden of No.86 and I do

not consider this would lead to a significant loss of privacy. However, due to the more severe scope of overlooking into no. 79, the proposal would lead to overall harm to residential amenity and does not comply with Policy DC1.

The proposal is acceptable in highway safety terms. There would be three parking spaces (one in the garage) which complies with the Council parking standards for 4-bedroom houses.

With regard to biodiversity, a Biodiversity Net Gain (of at least 10%) is required and a BNG Report along with PEA report have been submitted. Staffs Wildlife Trust does not object to the proposal on biodiversity grounds subject to a 30 year management plan, which could be achieved by way of a planning condition. Biodiversity Metric calculations have not been provided and so a "baseline" cannot be determined in which to calculate if a 10% gain has been achieved. However, due to the location of the site and the open land within the site and neighbouring within the same ownership, there is definite potential for this to be achieved.

### **CONCLUSION / PLANNING BALANCE**

The revised proposal for a dwelling on the plot would lead to harm to the visual and residential amenities of the area. It would therefore not comply with the Council's Local Plan and government planning guidance in the National Planning Policy Framework (NPPF) and therefore should be refused.

**OFFICER RECOMMENDATION : REFUSE**

**Case Officer: Chris Johnston**

**Recommendation Date: 18.10.24**

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Signed by: Jane Colley Signature

**On behalf of Staffordshire Moorlands District Council**