

DELEGATED DECISION REPORT

SMD/2024/0280
Valid 18/06/2024

**52 ANSELM SANDON
ROAD
CRESSWELL**

**ERECTION OF REPLACEMENT,
SELF-BUILD DWELLING

(FULL - MINOR)**

MAIN ISSUES

- Principle of development
- Design and visual impact
- Amenity (including neighbour amenity)
- Highways
- Ecology
- Environmental Health

DESCRIPTION OF SITE

The application site is number 52 Sandon Road, Cresswell, a large, two-storey, detached dwelling which sits within a large and rectangular-shaped plot of land. The dwelling is set well back from the highway behind a lawn and driveway and forms part of a built-up roadside frontage. To the rear of the house there is a garden area and some outbuilding structures. Boundaries are marked by fencing, hedgerow/planting and a low-level brick wall. There are no significant land-level changes within the site.

For the purposes of planning policy consideration the application site is located within the Green Belt. The site is not within any Conservation Area and there are no listed buildings/structures or protected trees which need to be taken into account.

PROPOSAL

The application is for a replacement, self-build dwelling. The existing dwelling would be completely demolished, its replacement being a two-storey, (off-white coloured) rendered dwelling. The new ground floor accommodation comprises of bathroom, plant room, two workrooms/offices, utility, pantry and open-plan kitchen, dining, lounge, snug area. A covered porch (including log store) allows access to the rear garden. At first floor level there would be two bedrooms (both with ensuites and Master with a dressing room), vaulted landing area with seating space, and a storage/day room (large enough to be a third bedroom). A new vehicular access from Sandon Road would be formed (including turning circle). There would also be a garden and patio area at the rear of the house. Boundaries are marked with close-boarded fencing and hedgerows. The plans show a small set of steps linking the proposed patio area with the neighbouring property (number 54 Sandon Road). The steps are already in situ as both numbers 52 and 54 Sandon Road are within the same family ownership.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1

Development Principles

SS10	Other Rural Areas Strategy
H1	New Housing Development
DC1	Design Considerations
DC3	Landscape and Settlement Setting
NE1	Biodiversity and Geological Resources
NE2	Trees, Woodlands and hedgerows
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

Supplementary Planning Guidance

1. Design Principles for development in the Staffordshire Moorlands
2. Space About Dwellings

National Planning Policy Framework

Including sections:

- 2 Achieving sustainable development
- 5 Delivering a sufficient supply of homes
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed places
- 13 Protecting Green Belt land
- 15 Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

88/01275/OLD Rebuilding of garage store and laundry with first floor extension to form 2 bedrooms and shower room over. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired

Public Comments

Three representations received raising objections to the application. Comments can be summarised as follows;

- Appearance of front elevation is not in-keeping with existing Sandon Road properties or the property it is to replace;
- There are features which are not in keeping with the hamlet of Cresswell;
- Object to current design of the front elevation.

- There are features not in keeping with the other residential properties on Sandon Road;
- Contemporary design is not the solution, this approach has been refused elsewhere in the hamlet;
- Application fails policy DC1;

One representation received in support of the scheme commenting that 'Like for like replacement I think will improve the aesthetics of the hamlet.

Draycott Parish Council: No objection. Draycott in the Moors Parish Council resolved at a meeting of the Parish Council on 8th July to have no objection to the Planning Application SMD/2024/0280 for Anslem, 52 Sandon Road, Cresswell. The Council support the property development but wish to reference the design codes for the linear development of Cresswell to be in keeping with the traditional features of other properties.

Trees (SMDC): No objections subject to conditions. Tree survey/arboricultural impact assessment reports accompany this application for full planning permission for a replacement dwelling. The tree reports identify groups (G1 and G2) of heavily reduced ("severely topped") Lime trees to each side boundary of the front garden, together with a group (G3) of mixed species and further severely topped individual Lime trees in the back garden.

The proposal/tree report indicates the partial removal of the 2 Lime groups in the front garden – mainly to accommodate the revised access/turning/parking area. There would also be partial removal of group G3 to accommodate the new dwelling extending further to the rear (north-westwards) than the existing building and some minor impact within the Root Protection Area of a retained conifer.

None of the trees are of particularly high quality or significance. I have no objection to the indicated tree loss and minor impact. The proposed site plan broadly indicates replacement tree planting although a fully detailed landscaping scheme should be required and this, together with temporary tree protection measures for retained trees should be made subject to conditions.

Waste Services: No issues regarding waste collections.

Severn Trent Water:

I can confirm that we have no objections to the proposals subject to the inclusion of the following condition:

- The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and
- The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse available as an alternative, other sustainable methods should also be explored. If these are found unsuitable satisfactory evidence will need to be submitted before a discharge to the public sewerage system is considered. No surface water to enter the foul or combined water systems by any means.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution. Severn Trent Water advise that there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building. Please note that there is no guarantee that you will be able to build over or close to any Severn Trent sewers, and where diversion is required there is no guarantee that you will be able to undertake those works on a self-lay basis. Every approach to build near to or divert our assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. It is vital therefore that you contact us at the earliest opportunity to discuss the implications of our assets crossing your site. Failure to do so could significantly affect the costs and timescales of your project if it transpires diversionary works need to be carried out by Severn Trent.

Important note: This response only relates to the public waste water network and does not include representation from other areas of Severn Trent Water, such as the provision of water supply or the protection of drinking water quality.

Staffordshire Wildlife Trust: Initial consultation response was a holding objection, that a Preliminary Ecological Appraisal and Preliminary Roost Assessment Report were required. No objections relating to the bat survey and recommend a condition to secure two bat boxes on the new dwelling.

Staffordshire Wildlife Trust have subsequently removed their holding objection, following on from submission of the Ecological Appraisal and Preliminary Roost Assessment Report.

Environmental Health: No objections subject to conditions and informative notes.

Staffordshire County Council Highways

Recommendation Summary: Conditional
Site Visit Conducted on: 01-Jul-2024

Personal Injury Collisions

Current records show there were no Personal Injury Collisions on Sandon Road 43 metres either side of the property from 30/12/2019 to 29/12/2022.

Background

The property is located on Sandon Road, a C classification road (Road No. C113). Sandon Road is subject to a 30mph speed limit along the stretch fronting the property, there are footways and streetlights.

Description of Proposal:

Erection of replacement dwelling.

Comments on Information Submitted

The application is for the construction of a detached dwelling that will replace the current building at No.52 Sandon Road. A new vehicle access is also proposed. The dwelling is to have 2 bedrooms however given the size of the room annotated on submitted plan as storage/day room this could be converted into a 3 bedroom.

Parking

The proposed property will have off highway parking and turning for 2 vehicles as detailed on DWG. No.23-019-100 Rev A, this meets with Staffordshire Moorlands Parking Standards state: Detached/Semidetached property up to 3 bedrooms requires 2 spaces (2.4m x 4.8m).

Access

A new vehicular access to the proposed dwelling will be taken off Sandon Road, the existing vehicle access will become redundant. Visibility at the proposed access is good and is detailed in the submitted DWG. No. 23-019-100 Rev A. The existing wall to the front boundary of the property, rear of the footway, is to be removed and replaced with a new hedge. The vehicular access currently to the garage and driveway will become redundant as a vehicle access crossing. The access will need to be reinstated as a footway with full height kerbs, a permit to dig will be required.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2024/0280) subject to the following conditions:

The development hereby permitted shall not be brought into use until the visibility splay shown on DWG. No. 23-019-100 Rev A has been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

The development hereby permitted shall not be brought into use until the access, parking and turning areas for the proposed dwelling have been provided in accordance with DWG. No. 23-019-100 Rev A. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

Before the development is brought into use, the proposed site access shall be completed within the limits of the public highway as a vehicle access crossing.

Before the development is brought into use, the existing vehicle access crossing made redundant as a consequence of the provision of the new access crossing shall be permanently closed and the access crossing reinstated as footway with full height kerbs.

Reasons:

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Informative to be included on decision notice

Please note the works to reinstate the footway will require a permit to dig from our Traffic and Network Team. Please also note that the proposed vehicle access crossing will require a Section 184 Notice of Approval from Staffordshire County Council is required. The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway:

<https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx> or for further details email trafficandnetwork@staffordshire.gov.uk

OFFICER COMMENTS

Principle of Development

The application site is located within the Green Belt. There are no Conservation area, listed building or protected trees constraints.

Chapter 2 of The National Planning Policy Framework (NPPF), outlines the Government's aims of achieving sustainable development within the planning system via economic, social and environmental objectives. The application site is located within the Green Belt therefore requiring consideration of section 13 of the NPPF and the relevant Green Belt/open countryside policies of the council's adopted Local Plan. Paragraph number 154 of the NPPF states that development in the Green Belt is inappropriate unless one of the following exceptions applies:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites);
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- h) other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it.

Policy SS1 of The Staffordshire Moorlands Local Plan states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands; this echoes the stance of the NPPF. The Local Plan aims to deliver a wide range of development including residential.

Local Plan policy SS10 echoes the NPPF Green Belt restrictions by stating that 'Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.' SS10 lends support to the replacement of existing rural buildings in accordance with policy H1. H1 provides a number of criteria to consider including (but not limited to) the density of development, amenity provision and countryside character impact. Importantly policy H1 is very specific in stating that 'When development is located in the Green Belt, national Green Belt Policy will apply.'

This application is for the replacement of an existing dwelling and therefore triggers consideration of the NPPF requirement of *'the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.'* The new building is a dwelling, therefore remaining within the same use as the building it is to replace. The plans provided show the outline of the existing dwelling superimposed upon the proposed scheme. It is clear that whilst the footprint of the property would be increased in size at the back of the house, the upper floor accommodation and overall first floor bulk (as well as the roof due to its

hipped shape) will be greatly reduced in size, having less of an openness impact. The new dwelling would also not be as wide as the existing building, meaning that there would be an obvious separation gap between it and the neighbouring property, number 50. Currently there is a gap of only a few centimetres, an increased separation distance will give a welcome sense of space and openness between the properties and allow the buildings to be read as they were originally constructed to be; a detached house and a pair of semi's. It is therefore considered reasonable to conclude that the proposed dwelling is not materially larger than the one it is to replace.

Design and visual impact

Local Plan policy DC1 requires that all developments shall be well-designed and reinforce local distinctiveness by positively contributing to, and complementing the character and heritage of an area. Development should be of a high quality, adding to the value of a local area, incorporating creativity, be designed to respect the site and its surroundings and promote a positive sense of place and identity. Local Plan policy DC3 concerns itself with protecting the countryside from intrusion, preventing adverse impact upon the character of an area, enhancing local landscape character and bio-diversity.

The scheme proposes a dwelling of modern appearance, which includes the use of render, anthracite grey coloured windows, timber cladding, and anthracite grey porch/canopy. The hipped roof design and render use, fits in well with the appearance of the properties on both sides of the application site, as do window proportions on the proposed principal elevation. The plans have been amended since the original submission and there is now information about the proposed materials. The extensive areas of cladding on the rear extension and to the front elevation have been removed and a large window on the principal elevation has been reduced in size to be more in keeping with the proportions of other windows on the principal elevation.

The ground floor part of the dwelling, at the rear of the property, has an unusual design in that the roof slopes towards the rear wall rather than the standard direction of away from it. Roof lanterns would be positioned along the 'valley' area of the ground floor projection and there would be a high level window serving the living room. Wide, concertina-style glazed doors would allow access to the rear garden and provide light to the kitchen/dining area. There are no significant concerns regarding the use of cladding on the front (roadside) elevation as it is a small, recessed area surrounded by a porch.

The application proposes a garden and patio area at the rear of the dwelling and pathways around the perimeter of the building. At the front of the dwelling there would be a new, vehicular access leading to a large parking and turning area with centrally positioned island comprising of planting. The plans indicate that the parking area would be surfaced with block paving, specific materials could be conditioned. Hedgerows at the front of the house would be retained with additional hedging to be planted along the roadside boundary behind the visibility splay.

There are no concerns in respect of the proposed dwelling design, whilst the rear elevation is a little unusual, it fits with the appearance of the property overall. The scheme would inevitably have visual impact beyond the application site but this would be the case for any replacement dwelling. In its favour, the scheme picks up features (including material types) from neighbouring dwellings. The dwellings within the vicinity of the application site are not uniform in their appearance, they vary in size, design, age and materials.

Amenity

The proposed dwelling provides sufficient amenity space for the future occupants. Parking space at the front more than complies with the Councils adopted standards. The plans show two bedrooms but there are other rooms which would be large enough for bedroom use if

required. In any case, the proposed parking area would be more than sufficiently sized to provide three spaces, three being the maximum number of spaces sought for a dwelling within the Local Plan parking standards. The rear garden area is sufficiently sized, at approximately 13.5m deep and approximately 16.5m wide, it more than exceeds the Space About Dwellings standards for outdoor amenity space.

There are no neighbour amenity concerns. The dwelling to the south (number 54 Sandon Road) is a bungalow which has no principal windows within its side wall. The plans demonstrate that there would be no 45 degree angles breached from any of number 54's rear windows and there are no significant land level changes. A small set of steps links the application site with the garden area of the neighbour (number 54) and this arrangement is to continue. It is understood that the two properties are within the same (wider) family ownership.

There are no neighbour amenity objections relating to impact upon the neighbour at number 50 Sandon Road. Currently there are only a matter of centimetres in the separation distance between the application site property and the dwelling at number 50. Approval of this application would see the new dwelling being repositioned further into the plot, away from the shared boundary and dwelling at number 50. The rear wall of the new dwelling will be positioned in approximately the same location as the rearmost wall of the existing house with a good half of the dwelling footprint being single-storey height. This arrangement means that there will be less of an impact upon number 50 due to the increased single storey design and reduced two storey bulk. The plans and site visit show that there will not be any 45 degree angle amenity breaches, of windows within the rear elevation of number 50.

Highway Safety

The report has already discussed the scheme's compliance with adopted car parking standards. The County Highways officer has visited the site and full comments can be seen within the 'Consultations' section of this report. The Highways officer has no objections to the scheme subject to conditions.

Ecology

The applicants have stated they are exempt from the Biodiversity Net Gain provisions as the application is submitted as a self-build dwelling. The dwelling does appear to have been designed specifically for the intended occupiers rather than a replacement dwelling which would be sold by a developer. For example the office and workroom spaces have been specifically allocated to the applicants. It is also understood that the application property and the neighbouring dwelling (number 54) have been with the applicant's family ownership for decades and will remain so following on from the rebuild.

Staffordshire Wildlife Trust have withdrawn their holding objection and stating that they have no further comments to make. Condition(s) to secure the dwelling as a self-build should be included as the applicants are seeking release from the Biodiversity Net Gain requirements.

Environmental Health

The Council's Environmental Health officer has no objection to the plans subject to a number of conditions and advisory notes. Recommended conditions include the times of the week when construction and demolition activities can take place, pollution control, unexpected contamination, importation of soils and lighting.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within this report, it is recommended that the application is approved subject to conditions and advisory notes.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 16.01.2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council