

DELEGATED DECISION REPORT

SMD/2025/0229
Valid 09/05/2025

LAND OFF QUARRY BANK
HOLLINGTON

APPROVAL OF RESERVED
MATTERS FOLLOWING
OUTLINE APPROVAL
SMD/2022/0474

(RESERVED MATTERS -
MINOR APPS)

MAIN ISSUES

The impact on the character and appearance of the area

The impact on residential amenity

The impact on highway safety

Whether or not the details submitted are in line with/comply with the conditions attached to an outline permission for the development.

DESCRIPTION OF SITE

The site is located in the countryside a short distance to the north-east of Hollington village. It comprises part of an open field to the north of the main road leading into the village and to the east of Quarry Bank. There is a field access off Quarry Bank close to the road junction. The access track leads past stables and other small buildings used in connection with the keeping of chickens and horse grazing at the property and which leads to the application site in the north-east part of the property. The site is surrounded by open land and is on an area of open plateau with land sloping down a short distance to the west towards Quarry Bank and a short distance to the south towards the main road and in particular towards the more open landscape to the north.

The north and east boundaries of the site are marked by hedgerows and several large mature trees. A post-and-rail fence marks the west boundary. The rest of the field lies to the south and there is a belt of large trees between it and the main road. There is also a belt of large trees along the Quarry Bank boundary and a cluster around the site access to the south-west of the site in the south-west corner of the property.

PROPOSAL

This is a Reserved Matters planning application which seeks approval of the scale, siting/layout, design/appearance and landscaping of a development of two detached dwellings which were granted an outline planning permission in November 2022. The access to the development was also approved at the outline stage.

The drawings show two detached two-storey 3-bed dwellinghouses sitting side by side with the one on the west plot (Plot 1) facing Quarry Bank to the west and the one on the east plot (Plot 2) facing open fields to the north which slope downwards towards the north. Both houses have a similar scale and design, a traditional rural

cottage design with side gables, low eaves, small pitched-roof dormers, chimneys, stone lintels and front canopy gable-fronted porches, vertically boarded solid front doors and the building materials are as follows:

Walls: Red reclaimed 55mm - 60mm handmade facing brickwork with natural stone heads, cills and quoins.

Roof: Marley Hawkins plain clay Staffordshire Blue roof tile with fine sanded finish with integrated photovoltaic solar panels.

Windows: Woodgrain effect pastel colour upvc.

Doors: Woodgrain effect pastel colour upvc or composite

Rain Water Goods: Black cast iron effect upvc

The dwellings would have ground to roof ridge height of 7.3 metres.

Within the site, parking areas for each plot would be provided and front and back gardens. To the south of the site within land under the same ownership, grassland enhancement would be undertaken. A new hedge would be provided along the south boundary of the site and through the middle of the site to separate the two plots. Supplementary hedge planting would be provided in the gaps between the existing boundary hedges along the north and east boundaries. Rows of shrub planting would be added along the west boundary which is currently open other than a post and rail fence. Four new trees would be planted. A detailed landscaping scheme with planting specifications and sizes has been provided. Plot 1 would also have a detached single garage with similar brick and tile materials as the dwellings. There is a storage area above accessed via internal stairs.

A shared drive would be created via new surfacing and connecting the site to the existing access off Quarry Bank to the west.

The applicant has also submitted details of drainage, energy efficiency measures and Biodiversity Net Gain measures which were requested by planning conditions attached to the outline permission (as was the landscaping and new hedge planting, details of which are given above). These include connections to an existing mains foul drain and the use of soakaways for surface water drainage, air source heat pumps and solar panels for the energy efficiency measures and a Biodiversity Management Plan has been submitted which outlines new measures including native species planting for the new hedges and trees and meadow grass seed provision in order to achieve a gain in the current level of biodiversity of the site.

Other reports/documents submitted with the application include a Planning Statement which gives more details of the proposed development.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 Other Rural Area Strategy
H1 New Housing Development
DC1 Design Considerations

Checkley Neighbourhood Plan (May 2024)

DES1 Design

NPPF (December 2024 with minor revisions in Feb 2025)

Sections 5 (Housing) and 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0393: Outline application with details of access for the erection of two detached dwellings. Refused at Planning Applications Committee on 7th April 2022. Decision date: 08/04/22.

SMD/2022/0474: Outline application with details of access for the erection of two detached dwellings. Approved at Planning Applications Committee on 10th November 2022. Decision date: 11/11/22.

CONSULTATIONS

Publicity

Site Notice expiry date: 01/07/25.

Neighbour consultation period ends: 01/07/25.

Press Advert: N/A.

Public Comments

None.

Town / Parish Comments

None.

Local Highways Authority

No objection subject to condition to provide and retain the parking areas.

Environmental Health

No objection.

SCC Flood Authority

No further comments to make.

Severn Trent Water

No objection to the proposed drainage scheme.

OFFICER COMMENTS

This is a “Reserved Matters” planning application following the approval of an outline scheme in November 2022, approving the principle of the development and also the access arrangement. One of the conditions requires details of scale, siting, appearance and landscaping to be submitted and approved before works commence i.e. the Reserved Matters and this is the purpose of this application which includes full elevation and layout drawings of the houses together with the siting of development and the landscaping of the site.

With regard to scale, the height, form and size of the dwellings would not be excessive in relation to other nearby dwellings in the village. There is a mix of dwellings in the area and the particular rural cottage design of the dwelling is appropriate in this area and conforms with the Council’s Design Guide (Feb 2018). It contains sufficient detailing and features common to a rural area and is well proportioned and the building materials and window design would also help the dwellings to harmonise with the rural character and appearance of the area . The site is in any case well screened by vegetation despite its raised elevation in relation to the surrounding area. Glimpses of the development would be possible when travelling along Quarry Bank up the hill towards the village. The primary (i.e. front) elevation of Plot 2 faces the north as appropriate. Although the Plot 1 house has a different orientation, facing the road to the west rather than to the north, the north-facing side elevation would appear from the road to be a primary elevation and both houses would not appear to be turning their backs towards the road. The Plot 1 primary elevation would be visible travelling along Main Road from the west towards the village although also partly screened by the existing mature trees to the west of the site. The dwellings would not be easily visible from the south or east when viewing the site from roads and footpaths due to the level of tree and hedge screening. There would also be supplementary hedge planting in existing gaps in the perimeter hedges.

The landscaping scheme, in addition to further hedge planting (which also includes hedges to separate two plots) also includes the planting of four trees. Given the amount of trees and hedges in existence, the level of further planting is not insufficient to provide an overall good appearance for the development, in keeping with the area.

The conditions also require a Biodiversity Net Gain. A legislation compliant gain of 10% is not required for this scheme because it was approved before the legislation was made (the outline permission was approved before 1st April 2024) but I am satisfied that due to the current ecological value of the site (which was not very high) the further measures proposed, such as a significant amount of native species hedge and tree planting along with sufficient sized grass meadow cultivated areas to the south, in accordance with the submitted Biodiversity Management Plan, a biodiversity gain would be achieved in compliance with the condition.

With regard to residential amenity, the nearest existing residential properties are a considerable distance from the site, with no immediate adjacent neighbours and

there would be no unacceptable level of overlooking or loss of light provision affecting the nearest residential properties. With regard to the living conditions of the occupants of the site, the dwellings have been design to ensure that there are no primary windows facing one another and no light loss to main rooms. The amount of floorspace provided would easily exceed the thresholds in the government's Nationally Described Space Standards. The private garden lengths and overall sizes would also comply with the Council's Space About Dwellings SPG.

Finally, with regard to highway safety, the access was determined at the outline stage and is deemed to be safe. The parking provision is also acceptable. Two spaces are required per dwelling but it would be easily possible to park three cars per plot with minor additional hard-surfacing if the study or store room above the garage was to be used as a fourth bedroom. The garage itself is insufficient to accommodate a car but there remains enough outdoor space to park three cars within Plot 1. The proposal is unlikely to lead to cars being parked on the unsuitable nearby roads (which would be detrimental to highway safety) and there is no objection from the local highways authority.

Details of drainage and energy efficiency measures have been submitted as required by the conditions attached to the outline permission, along with the landscaping scheme and biodiversity gain measures. The drainage and energy efficiency measures (solar panels and ground source heat pumps) are acceptable.

CONCLUSION / PLANNING BALANCE

The Reserved Matters details, which include design, are acceptable and would not lead to any harms to the visual or residential amenities of the area or highway safety in compliance with the Council's Local Plan, the Checkley Neighbourhood Plan and the governmental planning guidance contained in the National Planning Policy Framework (NPPF). The proposed development is also in line with the outline planning permission and the conditions attached to it.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 4.7.25

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council