

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

13 December 2018

Application No:	SMD/2018/0557	
Location	Land adjacent to Meadow View, Well Lane, Gillow Heath	
Proposal	Approval of Reserved Matters relating to SMD/2016/0187 for demolition of existing garage and proposed new dwelling	
Applicant	Mr & Mrs Beech	
Agent	Epoch Architects Ltd	
Parish/ward	Biddulph	Biddulph North
If you have a question about this report please contact: James Stannard 01538 395400 (Ext. 4298) james.stannard@highpeak.gov.uk		

REFERRAL

The application relates to an Outline Application (SMD/2016/0187) which was determined by Committee on 3rd November 2016.

1. SUMMARY OF RECOMMENDATION

Approve with Conditions

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site comprises a parcel of land adjacent to Meadow View, Well Lane, Gillow Heath. The site currently accommodates a private driveway, a single storey ancillary garage, and a small lawn area which are associated with this property.
- 2.2 The site is bounded by the public highway to the south east, and open agricultural land beyond the rear boundary to the north west. Meadow View lies to the south west, whilst No.19 'Fairview' is the neighbouring property to the north east. Well Lane slopes from west to east, whilst there is also a rise in ground levels within the site from front to rear.
- 2.3 Well Lane is characterised by a long line of bungalows on its southern side which are all of a similar layout, form, height and visual appearance. The northern side of Well Lane is defined by three bungalows; Arnhem, Meadow View, and No.19 Well Lane; which sit at a progressively lower level in line with the topography.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 This application seeks approval for all reserved matters including access, for the demolition of the existing garage and construction of a single dwelling, following the granting of outline planning permission under SMD/2016/0187).
- 3.2 As a result of ongoing dialogue between the case officer and the applicant's agent, the application has been subject of a series of revisions. In addition, further information has been submitted to address concerns relating to the significant engineering works to facilitate a basement and the structural integrity of such an operation.
- 3.3 The final revised plans which are considered in this report are as follows:
- P144-204 Location Plan
 - P144-200B Existing and Proposed Block Plan
 - P144-201B Proposed Floor Plans
 - P144-202A Proposed Elevations
 - P144-203B Existing and Proposed Street Scene
- 3.4 A visual 3D Montage of the proposed dwelling in its final revised form prepared using 'Revit' computer software has also been submitted.

4. RELEVANT PLANNING HISTORY

- 4.1 The site was granted Outline consent for a single dwelling with all matters reserved under SMD/2016/0187 in November 2016. 'Meadow View' has also been subject to an extensive planning history, which is set out below:

SMD/1983/0636	Site for three dwellings (Approved)
SMD/1984/0875	Details of bungalow and garage (Approved)
SMD/2013/1071	Extension and alterations to existing property to form further habitable space (Approved 31/10/13)
SMD/2017/0121	Single storey rear extension to existing lounge. Alterations to existing roof to raise ridge height and provide room-in-the-roof accommodation. New vehicular access point from Well Lane and alterations to existing levels inside site to provide new garage (Refused 24/04/17)
SMD/2017/0703	Single storey rear extension to existing lounge. Alterations to existing roof to raise ridge height and provide room in the roof accommodation. New vehicular access point from Well Lane and alterations to existing levels inside site to provide new garage (Refused 05/01/2018)

SMD/2018/0236 Single storey rear extension to existing lounge. Alteration to existing roof to raise ridge height New vehicular access point from Well Lane (Refused 14/06/2018) – Appeal Dismissed

SMD/2018/0463 Proposed single storey extension to existing lounge. Alterations to existing roof to raise ridge height and provide room-in-the-roof accommodation. New vehicular access point from Well Lane and alterations to existing levels inside site to provide new garage (Refused 13/09/2018)

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The Development Plan comprises of:

- Saved Local Plan Proposals Map / Settlement Boundaries (adopted 1998).
- Core Strategy Development Plan Document (adopted March 2014)

Staffordshire Moorlands Local Plan (1998)

5.2 Development boundaries within the 1998 Adopted Local Plan are still in force until such time as they are reviewed and adopted through the site allocations process. Following consultation last year a Preferred Options Site Allocation DPD is currently out for consultation.

Adopted Staffordshire Moorlands Core Strategy DPD (26th March 2014)

5.3 The following Core Strategy policies are relevant to the application:-

- SS1 Development Principles
- SS1a Presumption in Favour of Sustainable Development
- SS5 Towns
- SS5b Biddulph Area Strategy
- SD1 Sustainable Use of Resources
- H1 New Housing Development
- DC1 Design Considerations
- T1 Development and Sustainable Transport

National Planning Policy NPPF

5.4 The following parts of the National Planning Policy Framework are relevant to this application:-

- Achieving Sustainable Development Chapter 2
- Delivering a sufficient supply of homes Chapter 5
- Promoting Sustainable Transport Chapter 9
- Achieving Well Designed Places Chapter 12

6. CONSULTATIONS CARRIED OUT

Press Notice expiry date: N/A
Site Notice expiry date: 5th October 2018
Local residents have been notified by letter.

Consultee	Comment	Officer response
Biddulph Town Council	Approve subject to no material planning considerations and no valid neighbour concerns	N/A
SCC Highways	No Objection subject to conditions	N/A
SCC Minerals	No comments to make	N/A
AES Waste Collection	No Objection	N/A

Two letters of objection has been received. The material grounds for objection are set out below:

- Character of building not in keeping with others in the street scene
- Scale of development too large for the size of the plot
- Highway Safety and Access issues for adjacent properties

7. OFFICER COMMENT AND PLANNING BALANCE

Key Issues

- Matter of Design – Access, Layout, Scale, Appearance, and Landscaping
- Amenity
- Highway Safety
- Other Technical Matters

Principle of Development

7.1 The site is located within the development boundary of Biddulph, is not constrained by any sensitive designation, and benefits from an extant outline planning permission granted under SMD/2016/0187. The principle of development has therefore been established.

Design

Policy Context

7.2 CS Policy DC1 sets out a list of design considerations that new development should incorporate into any new scheme. In particular new development

should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

- 7.3 Paragraph 127 states that decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting

Access

- 7.4 The revised plans show that the access to the new dwelling would be directly from Well Lane via a short private driveway to be built from a permeable surfacing to a gradient of no more than 1:10 and in line with Staffordshire County Council standards.
- 7.5 This proposed access would be consistent with that of the existing property Meadow View, and as such, the access is considered to be appropriate in design terms.

Layout

- 7.6 The revised plans show that the proposed dwelling would be positioned towards the rear of the plot, in a rectangular form with a front building line that is situated approximately 1 metre forward of the building line of Meadow View. The dwelling spans a width of approximately 14.3m and a depth of 7.1m.
- 7.7 The dwelling is shown to have a finished floor level of 163.21m comparable to Well Lane (162.09m); and Meadow View (165.47m). The dwelling would consist of a lower storage basement, some 3m below ground level and accessed via a set of steps from the parking area, a ground floor comprising a large lounge/dining room, a kitchen, a utility room, and a small shower/WC; and a first floor consisting of two bedrooms, each with an en-suite bathroom, and storage space.
- 7.8 An area of hard standing parking and turning area is located to the front of the dwelling, together with a small area of soft landscaping/planting in the north eastern corner. The existing hedgerow which borders Well Lane is set to be removed and replaced with a new laurel hedge approx. 1200mm in height. Hedgerows would also be planted along the rear boundary and on the western boundary with Meadow View.
- 7.9 The boundary with Meadow View is characterised by a retaining wall, running the length of the boundary, which would stand at 1450mm high, and 150mm above the existing ground level of the driveway at Meadow View.
- 7.10 This revised layout is considered to be proportionate to the size of the plot and positioned in an appropriate location, and has a form which relates well to

that of the neighbouring property Meadow View. Whilst the front building line does sit forward of the neighbouring property Meadow View, it is not considered that this would result in any adverse harm to the overall character and appearance of the street scene.

Scale

- 7.11 The proposed dwelling in its final revised form spans a width of approximately 14.3m and a depth of 7.1m. The dwelling will include living accommodation in the roof, reaching a height to eaves level of 2.5m and an overall height of 5.9m. The scale of the proposed dwelling is similar to Meadow View with regards to its floor area and height, thereby resulting in a scale which is in keeping with the immediate street scene.
- 7.12 As shown on the revised Existing and Proposed Street Scene drawings, the scale of the proposed dwelling is similar to Meadow View. The ridgeline of each property in the row reduces moving eastwards. The height of this proposed dwelling sits neatly within the street scene and relates well to neighbouring development on Well Lane.

Appearance

- 7.13 This area of Well Lane is characterised by a number of bungalows, most of which are constructed of a red brick with tiled roofs and fenestration finished in white upvc. Bungalows on the south side of Well Lane – namely Nos.34 and 36 – are orientated with the end gable facing the public highway, containing a mix of render and brick.
- 7.14 The proposed dwelling, in its final revised form, is heavily influenced by the appearance of Meadow View. The dwelling is orientated to have a front principal elevation facing the road with a modest gable entrance which sits below the ridgeline. As shown on the visual 3D montage, this gable is shown to be finished in a white render with the entrance area – slightly recessed – to have a glazed window. The front gable also contains a single habitable window serving the kitchen, and a small window serving the WC/Shower Room, which would be obscure glazed.
- 7.15 The external walls are shown to be constructed of a red facing brick. The roof would be dual pitched finished in a clay tile. The rear elevation sees a modest gable finished in render, similar to the front elevation, with a matching ridge height that sits below the main ridgeline. The rear gable contains a set of double doors at ground floor level and Juliette Balcony serving the bedroom above. Four skylights of equal size and proportion are located in the rear roof-scape, in addition to a double sky light serving the second bedroom.
- 7.16 The visual appearance of the dwelling takes influences from Meadow View and other properties on Well Lane, thereby re-enforcing local distinctiveness. The case officer has worked pro-actively with the applicant's agent to achieve a design which is of a visually attractive high quality design which contributes positively to the character and appearance of the area.

Landscaping

- 7.17 The latest revised plans incorporate landscaping works which are summarised below:
- Replacement of existing hedgerow bordering Well Lane with new Laurel Hedgerow approx. 1200mm in height.
 - Provide new Laurel Hedgerow approx. 1200mm in height along curtilage boundary to the rear of the property
 - New Laurel Hedgerow provided adjacent to retaining wall bordering Meadow View.
 - Soft Landscaping/Planting area adjacent to steps in the eastern corner of the site to the front of the dwelling
 - Planting Beds to the rear of the property beyond the permeable surfacing (patio) area.
- 7.18 The 3D visual montage provides a useful indicator of what the finished development what look like from the public highway. The hedgerows are considered to be an appropriate form of boundary treatment and contribute positively to the overall design of the proposal. The overall structure of the proposed landscaping is considered to be acceptable and appropriate, therefore. The specific details of the detailed soft landscaping would be to the owners discretion with regards to choice of planting and would fall within the remit of domestic gardening and as such it would not be reasonable to control the landscaping to this level of detail.

Summary

- 7.19 The proposed development in its final revised form is considered overall to be of a high quality design which relates well to neighbouring properties, sits neatly within the street scene, and contributes positively to re-enforcing local distinctiveness, whilst also preserving the amenity and living conditions of neighbouring properties, in compliance with CS Policies SS5, SS5b, SD1 and DC1, and paragraph 127 of the NPPF.

Amenity

- 7.20 CS Policy DC1 states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.
- 7.21 Paragraph 127 states that planning should create places with a high standard of amenity for existing and future users.

- 7.22 With regards to neighbouring amenity, the proposed dwelling would sit almost equidistant between Meadow View and No.19 Well Lane. The proposed dwelling would respect the existing front and rear building lines so no overshadowing of principal windows in the front and rear elevations of neighbouring dwellings will occur. There are no principal windows in the side elevations of the neighbouring dwellings which would be affected. The proposed dwelling is of a similar scale and density to its neighbours and would therefore not result in any overbearing impacts. No windows are contained in either side elevation. In addition, the rear elevation contains a number of skylights and a Juliette balcony. It is therefore not considered that there would be any loss of privacy or overlooking impacts to neighbouring properties.
- 7.23 The front windows facing properties on the opposite side of Well Lane is in excess of 30m distant from the nearest habitable window in line with Staffs Moorlands space standards.
- 7.24 It is therefore considered that the proposed dwelling will not result in any harm to the amenity of any neighbouring properties, in accordance with CS Policy DC1 and paragraph 127 of the NPPF.

Highway Safety

- 7.25 CS Policy DC1 requires new development to provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use. CS Policy T1 requires that new development be located where it can be satisfactorily accommodated within the existing highway network without having any adverse impacts on highway safety.
- 7.26 Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual impacts on the road network would be severe.
- 7.27 The proposed access to Well Lane is similar in design to that at the neighbouring property Meadow View. The hardstanding area to the front of the dwelling is shown to provide two parking spaces and a turning area which allows vehicles to exit the site in a forward gear.
- 7.28 Staffs Moorlands does not have any adopted parking standards. The Emerging Local Plan (Appendix 8) does contain parking standards, which for a property of this size would require a minimum of 2 x parking spaces. The proposed level of parking provision is therefore considered to be sufficient, and in accordance with CS Policy DC1.
- 7.29 The Highway Authority has no objections to the proposal subject to appropriate conditions. As such, subject to compliance with these conditions, it is considered that the proposed development would not result in any adverse harm to highway safety in line with CS Policy T1 and paragraph 109 of the NPPF.

Other Technical Matters

- 7.30 At the request of the case officer, a Structural Survey has been submitted in support of the application, prepared by C2C Consulting Engineers Ltd. The report was requested to satisfy concerns that the excavation works required to construct the lower basement would not undermine or impact the integrity of neighbouring properties.
- 7.31 The report confirms that 281 cubic metres of material would need to be excavated and removed from site to facilitate the development, and that the removal of this scale would not undermine the adjacent foundations at No.19 Well Lane. It is noted within the report that further investigation works will be required in relation to the existing retaining wall bordering No.19 Well Lane, to establish the exact nature and depth of its foundations. It is recommended that suitable temporary support to this wall is carried out during the construction phase.
- 7.32 Subject to a suitable condition to secure the above, the conclusions of this report from a suitably qualified professional have satisfied officer's concerns with regards the impacts of construction on neighbouring properties.
- 7.33 In addition, the outline consent includes a condition which requires a Construction Method Statement to be submitted and approved prior to commencement of development, which will further ensure that the amenity of neighbouring properties is preserved.

Planning Balance/Conclusion

- 7.34 The application seeks permission for all reserved matters of Access, Layout, Scale, Appearance, and Landscaping for the proposed demolition of an existing garage and construction of a single dwelling on land adjacent to Meadow View, Well Lane, Gillow Heath, following the granting of outline planning permission under SMD/2016/0187.
- 7.35 The site lies within the development boundary, is not constrained by any sensitive designation, and benefits from an outline planning permission. The principle of development is therefore established.
- 7.36 The Council currently has a severe shortage of housing. This proposal would see the introduction of a single dwelling to an infill plot within the development boundary, meeting the aims of CS Policy H1 and relevant policies within Chapter 5 of the Framework.
- 7.37 Following ongoing dialogue between the applicant's agent and the case officer, the application has undergone a number of revisions. The final set of proposed plans are considered to constitute a high quality design which relates well to neighbouring and existing development on Well Lane, which would not result in any harm to residential amenity of highway safety, in

accordance with CS Policies SS5, SS5b, DC1 and T1 and relevant policies within the Framework.

- 7.38 The application is therefore considered to constitute a sustainable form of development which complies with all relevant development plan policies and other material considerations which includes the Framework. In line with CS Policy SS1a and paragraph 11 of the Framework, the application is recommended for approval subject to appropriate conditions, and all outstanding conditions attached to the Outline permission.

8. RECOMMENDATION

A. That reserved matters is APPROVED subject to the following conditions:

- 1. The development hereby approved relates solely to the outline permission granted under SMD/2016/0187 and all conditions contained within the outline decision shall remain purtenant to this consent**

Reason:- For the avoidance of doubt and in the interests of proper planning

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans: P144-204 Location Plan; P144-200B Existing and Proposed Block Plan; P144-201B Proposed Floor Plans; P144-202A Proposed Elevations; P144-203B Existing and Proposed Street Scene**

Reason: - For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

- 3. Prior to commencement of development, samples of all facing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

Reason:- In the interests of good design and the character and appearance of the street scene, in line with Core Strategy Policies SS1 and DC1 and paragraph 127 of the NPPF

- 4. Prior to commencement of development, a scheme detailing the nature and depth of foundations of the retaining wall adjoining 19 Well Lane, and any works necessary for the construction phase to protect the integrity of this wall shall be submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.**

Reason:- In the interests of preserving the amenity of No.19 Well Lane during the construction phase of the development

5. The dwelling hereby approved shall not be brought into use until the access, parking and turning areas have been completed

Reason:- In the interests of highway safety in line with Core Strategy Policy DC1 and paragraph 108 of the NPPF

6. Prior to commencement of development, plans demonstrating that visibility splays of 43m to the south west, and 30m to the north east can be achieved from a central point on the access, 2,4m behind the carriageway edge, shall be submitted to and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details. Thereafter, the visibility splay shall be kept free of all obstructions to visibility over a height of 600mm above the adjacent carriageway level.

Reason:- In the interests of Highway Safety in accordance with Core Strategy Policy DC1 and paragraph 108 of the NPPF.

7. The development hereby approved shall not be brought into use until the access drive has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the site boundary

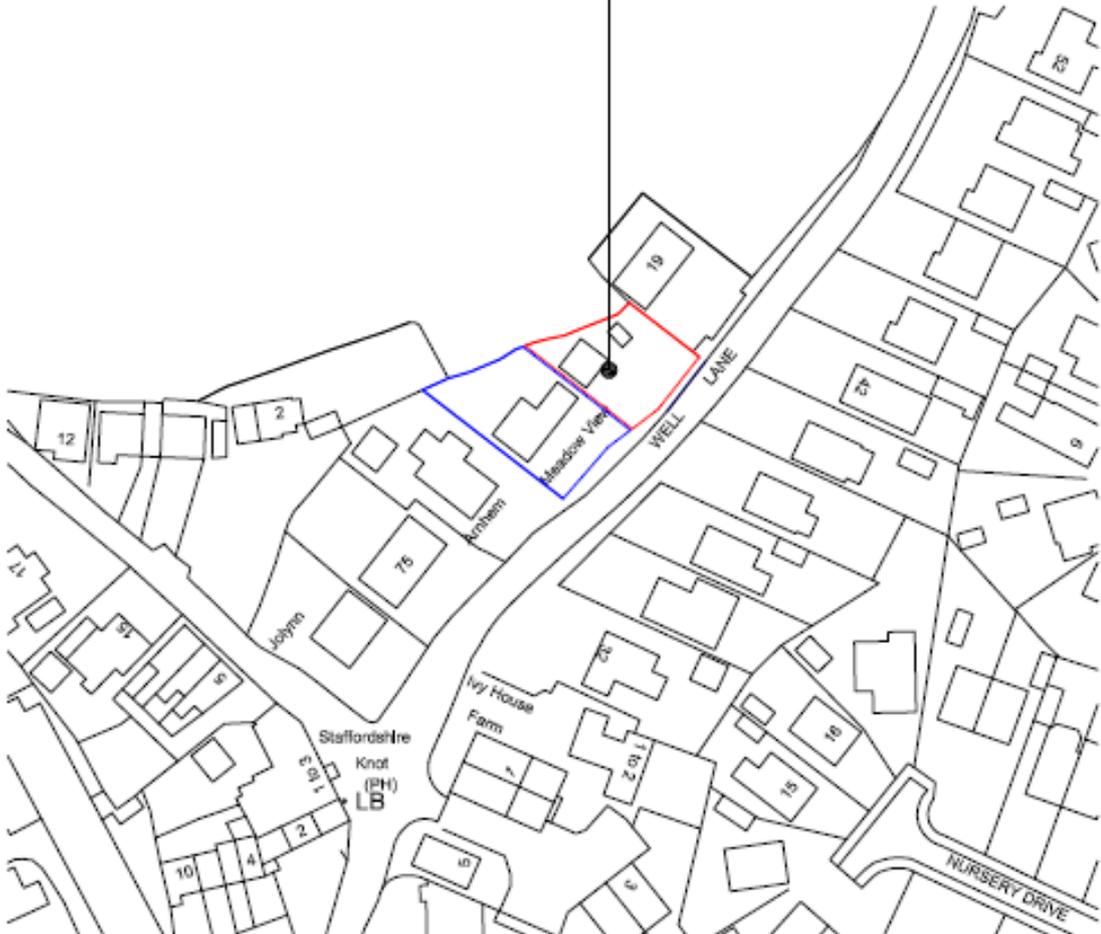
Reason:- In the interests of Highway Safety in accordance with Core Strategy Policy DC1 and paragraph 108 of the NPPF.

8. The development hereby permitted shall not be brought into use until the surface water drainage interceptor, connected to the surface water outfall, has been constructed in accordance with the approved plans

Reason:- In the interests of Highway Safety in accordance with Core Strategy Policy DC1 and paragraph 108 of the NPPF.

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Operations Manager – Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's Decision.

Site of proposed works



Location Plan