

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

ADDENDUM REPORT

12 March 2020

Application No:	SMD/2019/0486	
Location	Land adjacent to 17 Saltersford lane, Alton	
Proposal	Reserved matters for details of residential development of 22 dwellings for the appearance, landscaping, layout and scale	
Applicant	Walton Homes	
Agent	Geoff Perry Associates Ltd	
Parish/ward	Alton	Date registered 7 th August 2019
If you have a question about this report please contact: Jane Curley tel: 01538 395400 ex 4124 Jane.curley@staffs Moorlands.gov.uk		

1. SUMMARY OF RECOMMENDATION

Approve subject to conditions

2. INTRODUCTION

This application was deferred by Members at the Planning Applications Committee on the 13th February to enable further discussion between Officers and the applicant regarding the positioning and/or design of Plot 1.

Two amended plans have been submitted as follows:-

Planning Layout A852 02J
Site section A852 48A

3. REPRESENTATIONS

Immediate neighbours have been re consulted on the revised plans. At the time of writing this report no comments have been received. Members will however be updated at the meeting as usual on any Late representations.

4. OFFICER COMMENT

4.1 In response to Member concerns the applicant has amended the plan for Plot 1 such that the position of the dwelling has been pulled forward (southwards) towards the new access road by approx. 1.5 m. A separate drawing is submitted showing a section through Orchard View and Plot 1. On this latter plan the applicant has superimposed the 14 metre distance, which is the distance referred to in the Space about Dwellings standards. It specifically says

'Distance required between the principal window on the rear elevation of a dwelling and a flank wall of a neighbouring dwelling where the flank wall has no principal windows (or has obscurely glazed or high level windows) is at least 14 m. This distance can be reduced to no less than 11 metres where the flank wall forms part of a bungalow or other single storey structure.'

4.2 The arrangement at Orchard View is unusual in that there is a principal bedroom window in the first floor of this bungalow on the side elevation. The SAD's refer particularly to circumstances where the principal window is on the rear elevation; the more commonly found situation. However it is entirely appropriate to apply the 14 m distance as a means of assessing impact on amenity. There are no principal windows on the side elevation of Plot 1; the only windows here are secondary windows which are not protected by policy. This elevation is however staggered with the rear most section recessed (see Planning Layout 002J). The site section applies the 14 m distance from the first floor window of Orchard View. It shows that the 14m distance is achieved in direct view i.e. from the bedroom window to the facing elevation of the recessed rear projection on Plot 1. The closest part of the side elevation of Plot 1 to this window varies as it angles away from the window. At the closest point it is just over 11 m increasing to over 14 m. The 14 m is not achieved therefore for approx. 5m but at these points the relationship is at an angle rather than directly facing.

4.3 Having regard to the above and the attached Report, there are a number of matters for Members to consider in their assessment:

- the fact that Plot 1 sits on lower ground. The site section drawing shows the finished floor level of Plot 1 to be approx. 1.55 m lower than that of Orchard View.
- the fact that there are no principal windows in the side elevation of Plot 1 which faces Orchard View
- the fact that the re positioning of plot 1 means that the side bedroom window of Orchard View will directly look onto the recessed part of plot 1 and at this point the 14m distance is achieved.
- the fact that there will be a small part of the side elevation of Plot 1 where there is breach of the 14 m but here the relationship is not 'directly facing'
- the fact that the updated Landscaping plan shows a privet hedge can still be achieved to define the plot frontage and that the boundary hedge between plot 1 and Orchard View will be reinforced with planting where required.

4.4 As described in the attached report, many improvements have been negotiated during the processing of this application. There is a very small breach of the Councils space about dwelling standards as noted in the attached report. This breach has been lessened further in the amended plans put forward and discussed above. It can only be described now as a very minor breach which would not result in any undue loss of amenity to Orchard View as a result of loss of privacy or as a result of Plot 1 being overbearing. The proposal will deliver housing, including 7 affordable units, in circumstances where the Council can not demonstrate a 5 year deliverable supply of housing land. Weighing all matters in the balance as discussed in the attached report and above, it is not considered that this very minor breach would result in such a loss of amenity to the occupiers of Orchard View as to frustrate the scheme as a whole. A conditional recommendation of approval is made.

5. RECOMMENDATION

A. That reserved matters be approved subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans unless required by any other condition attached to this permission:

TBC

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

Highways

2. Prior to the first occupation of any permitted new dwelling the parking area and turning area for that dwelling shall be provided and surfaced in a bound material in accordance with the approved plans and shall thereafter be retained for the life of the development for their designated purposes.

Reason:- In order to comply with Paras 108-110 of the NPPF 2018 and in the interest of Highway Safety

External finish

3. Notwithstanding the submitted details and prior to the construction of any of the dwellings above slab level full details of the following shall be submitted to and approved in writing by the Local Planning Authority:-

- **samples of all proposed facing materials**
- **Window details including materials**
- **eaves and verge detail (which shall be dry edges with brick detailing; no barge boards or tile edging strips)**

The development shall thereafter be carried out in accordance with the approved details.

Reason:- In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties.

4. Notwithstanding any details shown on the approved plans, the windows and doors of the proposed development shall be set back a minimum of 75mm from the edge of the brickwork around the window opening

Reason:- In the interests of the visual appearance of the development and the amenities of the area.

5. The planting scheme shown on TBC shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees, shrubs, herbaceous plants and grass planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

Reason:- To ensure an appropriate landscaping scheme in the interests of the external appearance and the character and appearance of the area.

6. No development shall take place above slab level until details of the proposed road lighting have been submitted for the written approval of the LPA. The development shall thereafter be carried out in accordance with the approved details

Reason:- In the interests of residential amenity and the character and appearance of the area

7. Notwithstanding the submitted plans road and parking spaces shall be block paved throughout the development from plot 19 eastwards to include the turning head, details of which shall be first agreed in writing with the LPA. The development shall subsequently be carried out in accordance with the agreed details.

Reason:- In order to ensure the satisfactory appearance of the development

8. Notwithstanding the submitted plans and prior to the commencement of any development (including site stripping and clearance) full details of all proposed retaining walls (height, materials and copings) and proposed ground levels within the site including finished floor levels and sections where necessary shall be submitted to and agreed in writing by the LPA. The development shall thereafter be carried out in accordance with the approved details

Reason:- In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties/land

Informatives

1. The Council has entered into extensive negotiations with the applicant to secure a sustainable development that complies with the National Planning Policy Framework

2. This consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 (or S219 Exemption) of the Highways Act 1980. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works.

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 Head of 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.