DELEGATED DECISION REPORT

SMD/2016/0495 **Valid 03/08/2016**	**WAYSIDE CLEWLOWS BANK BAGNALL**	**CHANGE OF USE OF PART GARAGE/GARDEN ROOM WITH LOFT OVER INTO LIVING ACCOMMODATION/ANNEXE AND ALTERATIONS TO ELEVATIONS** **(FULL - MINOR)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

This application relates to Wayside House, a site located on the south western side of Clewlows Bank. The site is located within the built settlement of Bagnall and the immediate area is predominantly residential in character. The application site comprises of a detached two storey dwellinghouse and detached garage building. Landscaped gardens are found to the east and west of the dwellinghouse and an area of hardstanding for on-site parking is located to the south. The site is bound by a low level wall and established laurel hedging to east and timber fencing and a mature leylandii hedge to the north, south and west.

PROPOSAL

Planning approval is sought for the part change of use of the existing garage in order to create additional living accommodation that is to be used in association with the main dwellinghouse. The building is currently used as a garage and workshop with an open area housing a Jacuzzi and sauna. The first floor is used for storage. This application proposes to retain the garage and workshop. The open garden room is to be enclosed and this area is to accommodate a lounge area, dining and kitchen area. To the first floor 1 no. bedroom is proposed and a bathroom.

External building materials are to match those of the existing building.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

Chapter 7 Requiring good design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2003/0433	Detached garage Approved
SMD/2003/0804	Additional dormer window Approved
SMD/2003/0975	Detached garage Approved
SMD/2006/0663	Erection of a swimming pool Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 19.09.2016
Neighbour consultation period ends: 08.09.2016
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Bagnall Parish Council – No objection.

OFFICER COMMENTS

Principle of Development

The application site is located within the Bagnall Development Boundary, according the principle of development is considered to be acceptable subject to matters of design and amenity.

Design

Policy DC1 (Design Considerations) outlines that all development should be of a high quality and add value to the local area and also be designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and appearance.

The proposed works require little external alteration to the existing structure, with the main alteration being those required to enclose an open garden room section towards the western side of the building. External materials are to match those of the existing garage and fenestration details are considered acceptable. The existing

building is read in close association with the host dwelling and is not readily visible from public vantage points. The proposal is therefore not considered to detract from the character or appearance of the application site or wider streetscene.

Amenity

Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The application site is bound by 'Allencroft' to the north west and 'Windgather' to the south. Proposed window and door openings are to be positioned on the north and west facing elevations of the building, directing views across the application site. Existing boundary is to be retained and no objections have been received. Having considered the proposal in the context of the site it is considered unlikely that the proposal would cause injury to the amenity of nearby residents.

Highway Safety

Policy DC1 states that development should meet the necessary car parking standard from the proposed use. the proposed development would provide 1 no. additional bedroom. There is currently on-site parking provision for in excess of 4 no. vehicles. There will be no loss of existing provision and accordingly it is not considered that the proposal would result in harm to highway safety.

CONCLUSION / PLANNING BALANCE

This application proposes the part change of use of an existing ancillary outbuilding located on the southern side of a residential site. The works proposed are considered to be appropriately designed to respect the character and appearance of the site and the wider locality. The proposal is unlikely to result in harm to residential amenity or highway safety. Accordingly this application is considered to accord with Core Strategy policy DC1 and Chapter 7 of the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 28.09.2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council