DELEGATED DECISION REPORT

SMD/2016/0500 **Valid 11/08/2016**	**28 ADDERLEY COTTAGES** **ADDERLEY** **CHEADLE**	**PROPOSED REPLACEMENT GARAGE WITH COVERED LINK TO DWELLING** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Design

DESCRIPTION OF SITE

The property at 28 Adderley Cottages is one of a pair which stand alone to the west of Trimpos – the busy minor road between Brookhouses and Birchenfields which is similarly loosely developed to both sides along its length – less so towards Birchenfields, more so towards Brookhouses. The two cottages are set back form the road by their c.7m front gardens and a narrow verge to the road edge. Both properties have generous side gardens parallel to the road. The application property has a small detached double garage immediately to the side of its northerly gable and a further small single garage immediately to the side of that. The combined volume of the two garages is measured to be 98.6m^3. They have very slightly sloping flat roofs highest at the front edge at 2.9m.

PROPOSAL

To replace the two garages to the side with a single garage block comprising double garage door access and a single vehicle door access and incorporating a shallow sloped dual pitched roof with a 3.1m ridge height, eaves 2.3m. The garage block would be attached to the house with the front elevation set back c.1.0m relative to the front elevation wall of the house. The volume of the development including the covered link corridor building comes to c.148m3.

A render finish to the walls to match that of the existing house is proposed along with concrete roof tiles to LPA approval.

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
SS6c Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraphs 1 to 17
Sections 7 – Requiring Good Design; 9 – Protecting Green Belt Land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS

Publicity
Site Notice expiry date: 6th October 2016
Neighbour consultation period ends: 8th September 2016
Press Advert: N/A

Public Comments
None

Town / Parish Comments
None

OFFICER COMMENTS

Principle of Development
As initially proposed the building would be 50% larger in volume than the existing combined volume of the two garages. In the Green Belt this would not be acceptable. The Council's policy (SS6c) is to adhere strictly to the Government's Green Belt policy. This provides for the replacement of a building provided the new building is in the same use and not materially larger that the one it replaces. An amended plan has been submitted which removes the connecting corridor and thereby reduces the overall volume to 130m3 representing a 30% increase. In submitting the amendment the applicant has also brought the building forwards so as to be 2.0m from the rear property boundary and as a result the proposal could also be regarded as Permitted Development.

Design
The design is straight forward and whilst the proposed tiles would not match those of the house, for this shallow roof pitch on an ancillary building, subject to a dark colour choice, the detail is found acceptable. It is also to be noted that under the PD rights of Class E no materials condition are stated.

Amenity
No adverse effects identified.

Highway Safety
No adverse effects.

CONCLUSION / PLANNING BALANCE
The proposal is of a scale to be acceptable in terms of Green Belt – and by reference to the alternative assessment under GPDO (2015) Schedule 2 Class E – also acceptable in design.

OFFICER RECOMMENDATION :

Case Officer: Arne Swithenbank
Recommendation Date: 18/10/2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council