DELEGATED DECISION REPORT

SMD/2016/0565	**9 CHAPEL LANE**	**PROPOSED DETACHED**
Valid 12/09/2016	**BIDDULPH MOOR**	**GARAGE**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the application site and wider streetscene; and
- Impact on the amenity of nearby properties.

DESCRIPTION OF SITE

This application relates to no.9 Chapel Lane, positioned on the eastern side of the highway. The application site is located within a predominantly residential area and falls within the Biddulph Moor Village Development Boundary.

The application site comprises of a detached bungalow with on-site parking to the front and a garden to the rear. A detached garage is located adjacent to the north site boundary, which is not accessible by a vehicle. The site slopes up from the highway and accordingly the bungalow and rear garden are elevated. The site is bound by residential properties to the north, east and south.

PROPOSAL

Planning approval is sought for the construction of a detached double garage that is to be sited within the south eastern corner of the plot. Amended plans have been received during the course of the application process in order to address concerns relating to the overbearing impact the proposal would cause to the occupiers of no.9A Chapel Lane.

The revised scheme proposes a garage that would sit on a footprint of 30m^2. A shallow mono-pitch roof is proposed with an eaves level of circa 2.1m. The garage is to be constructed of concrete blocks with an external render finish to match the existing bungalow. Timber boarded garage doors are proposed.

The proposed garage is to be positioned to provide a 1m separation distance between the proposed structure and the eastern and southern site boundaries.

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

07/01366/FUL Vehicle access
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 01.12.2016
Neighbour consultation period ends: 09.12.2016
Press Advert: N/A

Public Comments

9A Chapel Lane: Objection

The salient points raised include:
Intrusive form of development due to siting, scale and change in land levels between the application site and no.9 Chapel Lane.

Further to the comments received, on receipt of the revised plans, a second consultation letter was sent to all neighbouring properties offering a further 14 days to comment. No comments have been received as a result of the re-consultation.

Town / Parish Comments

Biddulph Town Council: No adverse comments

OFFICER COMMENTS

In accordance with policy SS1a, when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The site is located within a defined development boundary and falls within an area that is predominantly residential in character. The principle of development on this site is therefore acceptable subject to matters of detailed design and the impact on the amenity of nearby properties.

In accordance with policy DC1, all development shall be of a high quality and add value to the local area. All development should respect the site and its surroundings

and have regard to matters of scale, layout, siting, landscaping, character and appearance.

In terms of amenity, policy DC1 expects all new development to protect the amenity of the area, including residential amenity, by virtue of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Planning approval is sought for the construction of a single storey detached garage that is to be sited within the south eastern corner of the plot. It was noted during a case officer site visit that due to the change in land levels no.9A Chapel Lane sits approximately 1m below the ground level onto which the garage is to be constructed. Accordingly concern was had in respect of the overbearing impact the development would likely cause to this neighbouring property.

Amended plans have been received that bring the development in line with the permitted development allowances of Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. No further objections have been raised as a result of the re-consultation process. Permitted development rights are in tact at this property and accordingly it is considered that the Council would be unreasonable in issuing a decision of refusal in this instance.

CONCLUSION / PLANNING BALANCE

The proposed development is considered to be of an acceptable design and scale that would not detract from the character or appearance of the application site or wider street scene. The proposal has been amended to reduce the overall massing and scale of the garage. In doing so the proposal now accords with the allowances of Class E of the GPDO. It is therefore considered that the proposal would not lead to an unacceptable degree of impact that would warrant a decision of refusal. This application is considered to accord with policy DC1 of the Staffordshire Moorlands Core Strategy and Chapter 7 of the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 12.12.2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council