DELEGATED DECISION REPORT

SMD/2016/0681 **Valid 02/11/2016**	**188 THE SPINNEY CHEADLE ROAD CHEDDLETON**	**PROPOSED DETACHED TIMBER GARAGE BUILDING** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle
- Design
- Amenity
- Impact on Protected Trees

DESCRIPTION OF SITE

The large inter war detached dwelling is set within generous grounds. The dwelling is on higher ground set well back from the road behind a steep woodland bank. The dwelling and the plot as a whole is screened from the road and the pavement by the rising ground profile and the belt of protected trees, holly and laurel bushes. The roadside gate and drive does not open the site and property up to public view because the drive climbs at an angle rather than directly. The dwelling has been extended previously and has a double garage in a ground floor wind that forms an L shape footprint.

The dwelling and its plot are inside the Cheddleton Village Dev. Boundary at the end of a row with the farm land beyond the southern and western boundary being the Green Belt. To the north of the plot there is a 3.5 m wide belt of trees that has no registered ownership between the applicant's boundary and that of the adjacent neighbour. The adjacent neighbour's dwelling is a bungalow that has a more conventional relationship where, although set back on rising ground, has a front elevation that is parallel to and fronts the road.

PROPOSAL

The construction of a timber frame detached garage outbuilding. Plain clay tiled roof on 45 degree pitch and tongue and groove wood facing panels. Supporting posts sunk into individual hand dug holes to minimise impact on trees and loose stone floor ground surface. Four garage bays. Orientated close to parallel with the boundary opposite the dwelling to complete a rough horseshoe layout shape with the existing L shape footprint of the dwelling.

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
SS6 Strategy for Rural Areas
SS6a Larger Villages
DC1 Design Considerations
DC3 Landscape and settlement character

National Planning Policy Framework

Paragraph(s) 1-17
Section(s) 7. Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1996/0268 Outline app fro two detached dwellings. Refused 1996.

SMD/2012/0135 Extensions to dwelling. Approved 7th June 2012.

CONSULTATIONS

Publicity

Site Notice expiry date: 20th December 2016
Neighbour consultation period ends: 23rd November 2016

Public Comments

None received

Town / Parish Comments

Object - excessive size and structure is too imposing.

Countryside Officer –Protected Trees

No Objection subject to conditions and the build being carried out in accordance with the recommendations made in the submitted arboricultural report.

OFFICER COMMENTS

Principle of Development

Sustainable development within the Cheddleton Village Development Boundary does not conflict with or compromise the spatial strategy policies of the Core Strategy.

Design

The site is within the 'Rural Area' of Cheddleton identified at Core Strategy Policy SS6 as a 'Larger Village' and defined with a settlement boundary that takes the site out of the surrounding greenbelt.

SS6a requires new development in the 'Larger Villages' to reflect and enhance each village's special character and heritage by: restricting the scale of new development; protecting and enhancing the setting of individual settlements.

Specifically DC3 states that the Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by resisting development which would harm or be detrimental to the setting of a settlement and important views into and out of the settlement as identified in the Landscape and Settlement Character Assessment. The Cheddleton Character Assessment 2008 identifies, in the location of the development, Ashcombe Park as an historic landscape to the east of the site. The garage building is well screened behind a bank of protected woodland relatively remote from the highway and as such has no affect on views into or out of this historic landscape. The site is also remote from and does not relate or conform to the character of the red brick and stone cottages with their stone wall frontages of the old village centre, which are identified as being unique or special to the character of Cheddleton. There is no conflict therefore, with Policy DC3.

Policy DC1 more generally requires all development to be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design SPD. The proposed building would be positioned between the applicant's two storey rendered dwelling and the neighbour's red brick garage and bungalow and there is 1.8 metre dry stone wall on the boundary between the properties. The proposal opts for oak frame and timber boarding with a similar character and appearance to say an equestrian building, the simple timber structure enhancing its ancillary appearance. While the garage would neither match the neighbour's brick or the applicant's dwelling a timber fame building, particularly in view of its woodland setting and its similarity to an equestrian type, building would not appear unusual or at odds with this part of the 'Rural Area'.

From the pavement to the north of the dwelling a person would be able to achieve brief glimpses of the building from only finite positions through the trees between the dense frontage planting and the neighbour's bungalow. From these positions it is currently possible to see through to a very small portion of the dwellings render at first floor level just below its eaves. The garage building would be located 3.5 metres from the stone wall which would mostly if not entirely conceal the timber boarding below the 2m high eaves height. It should only therefore be possible to see the tiled roof of the garage which would conceal any render of the dwelling behind and blend with the tiled roof of the neighbours bungalow and the applicant's dwelling above and

behind. While this may add to the total surface area of visible tiled roof from a particular position, the buildings height should not from these distant views appear imposing and because it would only be visible from limited positions the additional roof scape should not be harmful.

Policy DC1 requires development to comply with Design Guidance. The current Design Guidance for the Moorlands confirms that within the rural areas, a separate outbuilding is preferable to an attached or integral garage. A garage or outbuilding should meet the following criteria dealt with in turn below:

Relate well to the main dwelling in terms of siting. Siting should allow garage to appear subordinate to the dwelling, forming a group.

The garage would be sited so as to form a relative grouping with the house and the neighbour's property. Positioned to form a loose horse shoe shape it will promote a strong courtyard effect within the applicant's curtilage, where a physical or visual relationship will exist between house and garage with enough separation to prevent the garage from dominating or changing the character and appearance of the house.

Roof pitch and materials should match the main dwelling

Dwelling's plain clay roof pitch is tall and steep at 50 degrees, the tall roof scape accounting for a large portion of the dwelling's mass. This is reflected in the steep 45 degree pitch of the proposed garage and the use of plain clay tiles are proposed.

Garage should be modest in size and height to reflect its ancillary purpose

Ultimately the steep roof pitch, matching that of the dwelling, would give the roof mass a greater proportion over the building's eaves and gives the building a considerable ridge height, however those proportions reflect those of the two storey main dwelling and would the building would still read, with a relatively low eaves height, as a subordinate single storey building. The width of the building also dictates ridge height but at 5.5metres the building width would not however, be excessive as a garage space. In terms of foot print the building provides four car bays at 11.7metres long, it has slightly less dimension than an adjacent brick garage (built at 12m by 7m) at the neighbour's property that was granted planning permission in 2012. While the neighbour's garage did replace a grouping of older outbuildings, they were a collection of lightweight sectional type sheds that lacked substance and presence and were of limited consequence. While the garaging provision is relatively generous this would be to assume that the building is to only be used to garage motor vehicles when reality there maybe a number or mix of ancillary or incidental uses the building could be used for, the GPDO would make generous provision for detached out buildings for incidental purposes else where on the site. Importantly, the building can be considered modest against the context of the large dwelling, the ample plot and the neighbour's adjacent garage building.

Double garage should have two single width openings with central pier

The proposed garage is not double width it would have four bays but each opening is single width with supporting piers between each bay.

Vertically ribbed side hung garage doors should be used

Design includes two vertically ribbed side hung doors.

Amenity

It is only the adjacent neighbour at 182 that could be affected by the development. The rear of the building would flank the boundary and side of their property in a similar way to which the side elevation of their brick garage flanks the applicant. The building would close a gap between the denser bushes and their own brick garage. However, the garage would only be visible from the side of the house which is 10.3m from the boundary and 13.8m from the garage, this area of the neighbour's property is essentially driveway and there is just one second side living room window in their house that would be affected. Essentially the garage would be 3.5 metres off the boundary where it should not be imposing.

The side of the neighbour's property is currently exposed through the gapping to the front elevation of the applicant's dwelling, albeit it is some distance away and the substantial boundary stone wall assists, and the garage building would completely screen the neighbour from the applicant, any visual impact therefore would be balanced with an improvement to privacy.

Impact on Protected Trees

Located close to a spinney of mature trees along the property frontage protected within Woodland W2 under TPO No. SM.161, and also individual mature trees at the side (northern) boundary protected as T1 and T2 under TPO No. SM.195. The application follows a pre-application site meeting with the applicant and his appointed arboricultural consultant. A tree survey and arboricultural impact assessment report accompanies the application.

Timber frame design with loose stone rather than concrete pad base. The posts/supports of the structure would be sunk into individually dug holes to avoid root impact. No trees need to be removed, nor are any proposed to be removed, in order to accommodate the proposed garage.

CONCLUSION / PLANNING BALANCE

The development's impacts would not be harmful and there would be no conflict with policy. Permission should be granted.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 22nd December 2016

X 

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council