DELEGATED DECISION REPORT

SMD/2016/0775 **Valid 09/12/2016**	**SUNNYBANK DUNWOOD LANE RUDYARD**	**REPLACEMENT OF GARAGE DOORS WITH 2 ROLLER SHUTTER DOORS, INSERTION OF PERSONNEL STEEL DOOR WITH GLAZED WINDOW ABOVE AND RESURFACING OF EXISTING YARD** **(FULL - MINOR)**

MAIN ISSUES

- Whether or not the proposal amounts to inappropriate development in the Green Belt.
- The impact on the character and appearance of the Conservation Area.

DESCRIPTION OF SITE

The site is on the south-west edge of Rudyard Village and within the Green Belt and a Conservation Area. It comprises a large brick and stone built garage used to store wedding cars as part of the owners wedding chauffeur business. The rest of the site i.e. the land to the front of it, is a yard. The side elevation of the building abuts the main road to the north-west. A dwelling, facing the road, lies immediately to the rear of the garage to the north-east. Open land lies to the south-east and south-west of the site. There are dwellings immediately to the other side of the road to the north-west.

PROPOSAL

The application is alterations to the garage building comprising the replacement of the dark red/brown timber garage doors with metal roller shutter garage doors of a similar colour. A steel personnel door would also be fitted at the end (of similar colour) into the end part of the new opening created and a window inserted above this, again into part of the opening and which would be placed no higher than the proposed garage doors.

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

DC2 – The Historic Environment

National Planning Policy Framework

Sections 7 (Design), and 12 (The Historic Environment)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 9.2.17
Neighbour consultation period ends: 27.1.17
Press Advert: 18.1.17

Public Comments

None.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

No objection.

Conservation Officer

No objection providing amendments are made.

OFFICER COMMENTS

The proposal would involve alterations to the front of the building and does not involve any enlargement of the building and therefore does not affect the openness of the Green Belt.

In terms of the impact on the Conservation Area, although the proposed garage doors would be metal, modern and untraditional, the appearance of the front of the building is untidy and the proposal would not lead to significant additional harm to the appearance of the building providing there would be no change in colour. The improvements advised by the Conservation Officer have been achieved which include the recessing of the garage doors behind the front wall by one bricks length and the positioning of the roller shutter box inside the building behind the doors so that it is not visible in the Conservation Area. These alterations are shown on amended drawings which include sectional detail.

The officer also advised the replacement of the proposed metal pier separating the garage doors with a brick pier to match the existing brickwork on the building. However, the applicant considered this would be restrictive if the size of chauffeur vehicles was to change as he wants to maximise the potential of the space for storing vehicles and be able to make changes if required in the future i.e. a box metal pier is more portable. The suggested amendment has not been made but I am satisfied that the final amended proposal would not unduly harm the appearance of the building or the character and overall appearance of the Conservation Area.

CONCLUSION / PLANNING BALANCE

The proposal would not impact on the openness of the Green Belt or harm the character and appearance of the Conservation Area.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 1.3.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council