

## DELEGATED DECISION REPORT

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**SMD/2016/0789**  
**Valid 28/12/2016**

**CLARENDON LODGE**  
**20 CAVERSWALL ROAD**  
**BLYTHE BRIDGE**

**TWO STOREY DETACHED**  
**GARAGE WITH TOILET AND**  
**STORE OVER, TO REPLACE**  
**EXISTING GARAGES**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- design
- neighbour and street scene amenity

### DESCRIPTION OF SITE

Clarendon Lodge is a large detached house in a large garden plot at the end of a short private cul-de-sac lane which is also a public footpath right of way. The NE side garden boundary and rear SE boundary borders with school playing fields and includes medium and larger trees. Rear of the rear elevation of the house and alongside the NE side boundary are two existing lightly constructed single garages both in brick, one with flat sheet roof, the other with dual pitched tile roof.

### PROPOSAL

The proposal is to demolish the two existing single garages on the eastern edge of the garden plot and replace with a double garage 6.1m wide, 7m deep, 3.1m to the eaves and 6m to the ridge of a dual pitched roof. The position of the garage would overlap with the rear half of one of the existing garages and be to the side (NE) of the other garage about 2m off the NE side boundary.

### 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

SS6a Larger Villages – Blythe Bridge and Forsbrook

DC1 Design Considerations

T1 Development and Sustainable Transport

#### **National Planning Policy Framework**

Paragraph(s) 1 to 17

Section(s) 7 – requiring good design

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None directly applicable to the land in question but a series of applications have been made for a two storey dwelling with integral double garage for garden land of Clarendon Lodge to the west of the house: SMD/2015/0276 – withdrawn; SMD/2015/0674 – refused and SMD/2016/0789 – pending.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 28<sup>th</sup> February 2017

Neighbour consultation period ends: 21<sup>st</sup> January 2017

Press Advert: N/A

### **Public Comments**

On representation concerned that the proposal should not be allowed to become another detached dwelling due to concern about the capacity of the private cul-de-sac / public footpath to take additional vehicular traffic.

### **Town / Parish Comments**

None

## **OFFICER COMMENTS**

### **Principle of Development**

Within the development boundary and therefore acceptable in principle. As an ancillary building to serve as a garage and or workshop with store above, provided it remains for use as ancillary to the residential occupation of Clarendon Lodge for the private use of the resident occupiers no concerns of principle arise.

### **Design**

In design the proposal is traditional in form and finish using brick and tile to the exterior. There would be an exterior staircase on the rear (south) gable. Clarendon Lodge is a large property and the garage although quite large would be compatible in its scale to both the house and the plot.

### **Amenity**

No obvious amenity impacts are apparent with the nearest neighbouring residence some 45m to the N with significant tree cover intervening. Consideration has been given to the presence of mature trees to parts of the boundary within the garden to the south of the proposal but these should not be adversely affected and conditions can be attached. They are not subject to statutory protection.

### **Wildlife**

Consideration has been given as to the possible consequences of demolition for protected species. No protected species survey was submitted but for these small light-weight garages it is not considered proportionate to require a survey as they can in the case here be judged to have low to negligible potential and could on their

own be demolished without LPA approval being required. Informatives should be added.

**CONCLUSION / PLANNING BALANCE**

Acceptable in principle, appropriate in design and scale and without adverse implications for public or neighbour amenity – approve.

**OFFICER RECOMMENDATION :** approve

**Case Officer:** Arne Swithenbank

**Recommendation Date:** 03/03/2017

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**