DELEGATED DECISION REPORT

SMD/2017/0008	**BEECH CROFT**	**PROPOSED REPLACEMENT**
Valid 05/01/2017	**SUTHERLAND ROAD**	**GARAGES**
	LONGSDON	
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Impact of the proposed outbuilding on the character and appearance of the area
- Impact on residential amenity; and
- Impact on highway safety.

DESCRIPTION OF SITE

Beechcroft is a large detached two storey dwelling which occupies a generous irregular shaped plot on the western side of Sutherland Road, Longsdon. The property which is constructed from red facing brickwork under a plain clay tile roof sits within a ribbon of development on this side of the highway. To the north of the site lies Shrubs Hill and Shrubs Hill Cottage which sit at right angles to the application building. Vehicular access is provided to the north of the site and leads to a large tarmacadam turning and parking area. A range of monopitched detached garden structures sit contiguous with the northern site boundary. For the purposes of the development plan the application site lies within the North Staffordshire Green Belt where restrictive development polices apply.

PROPOSAL

This is a householder application which seeks consent for a replacement garage.

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
SS6b Smaller Villages Area Strategy
DC1 Design Considerations
DC3 Landscape Settlement Setting
R1 Rural Housing
T1 Development and Sustainable Transport

National Planning Policy Framework

Chapter 7 Requiring Good Design
Chapter 9 Protecting Green Belt Land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice displayed and 8 neighbours notified.

Public Comments

No representations received.

Town / Parish Comments

No objections subject to normal planning guidelines.

OFFICER COMMENTS

The application site lies within the North Staffordshire Green Belt where restrictive development plan policies apply and accordingly chapter 9 of the National Planning Policy Framework (NPPF) and policy R1 (Rural Diversification) would be applicable. Policy R1 states that appropriate development should not harm the rural character of the area or any sites designated for their nature conservation, or historical interest by virtue of the scale, nature and level of activity involved. Where ever possible replacement buildings should have minimal impact on the countryside.

Paragraph 89 of the NPPF states that Local Planning Authorities should regard the construction of new buildings in the Green Belt as being inappropriate; However, an exception to this includes 'the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces'. The principle of development is considered to be acceptable given its appropriate scale (marginally larger) and use, subject to appropriate design, siting and scale.

Design:
Policy DC1 (Design Considerations) outlines that all new development should be of a high quality and add value to the local area and also be designed to respect the site and surrounding area, through scale, density, layout, siting, character and appearance, in line with the Council's Design SPG.

The proposed building is considered to be acceptable in terms of its size, scale, form and design and its proposed materials will ensure that it is quickly assimilated into its surroundings.

Amenity:

Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The proposed development would be located close to the northern boundary of the site close to the rear of Shrubs Hill. This semi-detached property has benefited from a two storey side extension and contains a ground floor principal window in the rear facing gable. The monopitch design of the existing outbuildings/garage buildings means that the outlook from this window is uninterrupted. Whilst the proposed garage would be set at a much lower ground level the scheme as originally submitted would have resulted in the outlook from this window being unacceptably restricted due to the roof form. Protracted discussions with the agent have been undertaken which have resulted in amended plans being received. These have dug the garage further into the existing ground levels, reduced the roof pitch and more importantly provided a hipped roof arrangement to the eastern gable rather than the originally proposed gable. The cumulative effect of which would significantly reduce any impact on the outlook from this window to an acceptable level.

Highways
Policy DC1 states that development should provide a safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use. The proposed development does not propose any alterations to the existing vehicular access and would provide dedicated secure off road parking with adequate turning provision. The proposed development would not therefore be detrimental to highway safety.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable in principle. It is of a size, scale, form and design which is acceptable and in keeping with the character and appearance of the host building and wider surrounding street scene. Subject to the amended plans the proposed development would not adversely impact on residential amenity nor would it be detrimental to highway safety. A recommendation for conditional approval is therefore made.

OFFICER RECOMMENDATION : **APPROVE subject to statutory time limit, amended plans, materials and minor design modifications, restriction on domestic use only.**

Case Officer: Teresa Critchlow
Recommendation Date: 26th April 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council