DELEGATED DECISION REPORT

SMD/2017/0106	**GROVE GARAGE**	**PROPOSED DETACHED**
Valid 21/02/2017	**KINGSLEY ROAD**	**DOMESTIC DOUBLE GARAGE**
	CELLARHEAD	
		(FULL - MINOR)

MAIN ISSUES

- Principle of development;
- Impact on the character and appearance of the countryside;
- Impact on residential amenity; and
- Impact on highway safety

DESCRIPTION OF SITE

The application site forms part of a much larger site which has recently been granted consent for residential redevelopment of 5 dwellings. The application site lies on the southern side of Kingsley Road a short distance to the east of Cellarhead. The approved development is currently being implemented and this application relates to a rectangular plot of land approximately 129 sq. metres in size which lies between Plots 2 and 3. For the purposes of the development plan the application site lies within the North Staffordshire Green Belt where restrictive development plan policies apply.

PROPOSAL

This is a full application which seeks consent for the erection of a detached garage to serve Plot 3 of the residential development permitted under SMD/2013/0903 (Outline) and SMD/2016/0602 (Reserved Matters).

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
SS6c Other Rural Areas Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
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

SMD/1999/1237

SMD/2012/1060

SDM/2013/0224

SMD/2013/0903

SMD/2016/0602

CONSULTATIONS

Publicity

Site notice displayed and one neighbour notified.

Public Comments

No representations received.

Town / Parish Comments

No objections.

OFFICER COMMENTS

Principle of Development

As outlined above the application site forms part of a larger site which was granted outline planning permission (SMD/2013/0903) and subsequent reserved matters approval (SMD/2016/0602) for the redevelopment of a brownfield site to provide a small residential development of 5 detached dwellings. The approved plans show the footprint of a garage building between plots 2 and 3 although no detailed elevational drawings were provided. It is therefore considered that the principle of a detached garage in this location has been previously considered and accepted by the Local Planning Authority. The key issues for consideration are therefore the design of the proposed garage and its impact on residential amenity and highway safety.

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 footprint of the proposed garage is as that previously approved on the site plans for the residential development. The garage is designed as a simple functional outbuilding with an eaves height of 2.7m and an overall ridge height of 5.2m. Its size and scale is therefore modest. It will be constructed from facing materials to match those previously approved for the construction of the dwellings and a Marley Duo tile is proposed for the roof. Whilst the roof materials were not specified on the approved plans a discharge application is currently being considered by the LPA and this proposes the same roofing material. The case officer dealing with that application has confirmed that the roofing material will be accepted in due course. Amended plans which propose two vehicular door openings with a central pier as opposed to one single wide door opening have been received. On balance it is considered that the proposed development is acceptable in terms of its size, scale, form, design and materials and would satisfy policy DC1 in this regard.

Amenity

Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The proposed garage has been located adjacent to the norther eastern boundary of the residential development site between plots 2 and 3. Both of the approved dwellings will site further into the site than the proposed garage The approved housetype floorplan depicts that the ground floor window closest to the shared boundary would serve a utility/hall way with the patio door and large window in the gable serving an open plan kitchen/dining area. It is not therefore considered given the juxtaposition of the buildings, their layout and intervening distances that any harm would be caused to residential amenity.

Highway Safety

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 vehicular access previously approved. Adequate parking and turning provision is retained within the site and no objections were raised by the Highways Authority to the layout of the residential development which indicated a garage building in this location.

CONCLUSION / PLANNING BALANCE

In conclusion it is considered that the proposed development has been previously accepted in principle by the Local Planning Authority. It is of a size, scale, form and overall design which is appropriate and its materials will be in keeping with those used on the adjoining houses which will ensure that it is quickly assimilated into its surroundings. The proposed garage would not result in the loss of any residential amenity nor would it be detrimental to highway safety. A recommendation for approval is therefore made.

OFFICER RECOMMENDATION : **APPROVE** subject to statutory time limit, amended plans, restriction on use.

Case Officer: Teresa Critchlow
Recommendation Date: 27th April 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council