09/01100033 FUL 12 OCT 2009

Rose Hill,
Sugar Street,
Rushton Spencer,
Nr. Macclesfield,
Cheshire.
SK11 0SQ

Staffordshire Moorlands District Council,
Moorlands House,
Stockwell Street,
Leek,
Staffs.
ST13 6HQ

Dear Sir,

Re: Rosehill – Resubmission of App No. 08/01820/FUL

Please find below alterations and amendments concerning the above application, in response to the delegated report.

Parish Council – Garage width reduced to lower ridge height. Gable end windows have been removed, roof lights fitted. No impact on trees – garage moved back from the road, therefore existing evergreen trees to remain. Reduced impact on Chapel by lowering ridge height and lowering garage further into the ground, only top 1.5m of garage roof to show above Chapel wall. Little or no impact to street scene as the garage will be screened by existing evergreen trees.

Neighbours – All points as above – also with regard to access to narrow road this will be improved by having a larger turning area on the drive of "Rose Hill", so there will be less need to reverse in off Sugar Street, which can be difficult with cars parked at the roadside at Summerhill View and Summerhill Farm.

Case Officer – Due to inaccuracies in the original plans to the previous application, "Rose Hill" was not shown at its actual size. The proposed garage has been reduced in scale and is now clearly subordinate in scale to the dwelling, and is proposed to be dug into the lawn area resulting in the floor level of the proposed garage being approximately 1 metre lower than the road (Sugar Street). The garage has also been set further back on site from the highway, and it should be noted that screening is provided by a 6m high evergreen hedge along the front boundary with the highway, which has reduced the impact on the street scene. The proposed garage is now almost completely obscured from the views from Sugar Street by the prominent "Mayfields" garage to the south, and by the hedge and boundary wall to the Chapel to the North. This will be evident on the site visit.

The proposed garage is therefore not in an elevated position in relation to the Chapel and the adjacent toilet block, it is set further back from the road than the neighbouring garage. The existing evergreen hedge and the low position of the proposed garage in relation to the level of the road results in a development that cannot realistically be described as overbearing on the street scene.

"Mayfields" garage is not actually set down by 2m from the road, but 1.2m – the same amount as this proposal. This assessment is also unfortunately inaccurate in the report from the previous application.

Yours faithfully,

D. Grindey

David Grindey

08/01820 FUL 12 OCT 2008 - S M D

DELEGATED REPORT

FILE REFERENCE : 08/01820/FUL	DECISION : REFUSE TOWN/PARISH COUNCIL LETTER : YES

PUBLICITY/REPRESENTATIONS :

Parish/Town Council: Objections with regard to height, gable end windows, impact on trees, block view of stained glass windows to chapel, visual impact on street scene.
History – 79/07161/OLDDC – Extension to form bedroom and detached garage, Permitted.
Neighbours: Two letters of objection (received from the same property)

- **Concerns over height of garage**
- **Windows at the gable end that will overlook into the bedroom of Summerhill View and Summerhill Farm**
- **Loss of view from above properties**
- **Garage could be sited closer to the dwelling and lower down.**
- **Affects the setting of the adjacent church**
- **Access wiii be more difficult on to the already narrow road.**

Highways: No objections provided conditions imposed regarding the turning area.
British Waterways: No objections

CASE OFFICER ASSESSMENT :

For the purpose of the Staffordshire Moorlands Local Plan this site lies within the limits of a defined Town or Village Development Boundary. The property is a detached brick built bungalow set back from and situated to the west of Sugar street, the applicant site slopes down approximately 2m from the highway. The property is accessed by a narrow drive and is adjacent to a church.

Planning permission is sought for a detached garage. The garage would be situated at the front of the property in an elevated position adjacent to the road and church. The garage would be 42m2, it would be 6m wide and 7m deep, the height of the garage would be 5m to the pitch sloping to 2.5m at the eaves. The proposal would have gable windows to the front and rear that would be 0.5m in diameter.

This application raises issues with design, scale, character and residential amenity.

Under policy B13(A) of the Local Plan, new development proposals must demonstrate a good quality of design that takes account of existing scale, character , mass, design colour and materials, and their surroundings. It is considered that the garage would constitute an inappropriate form of development due to its large scale and mass. It is considered that the large garage would not be in keeping with the modest existing bungalow. The elevated position and close proximity to the road of the garage would also mean that it would have an overbearing impact on the streetscene. It is concluded that the proposed development does not meet the requirements of Policy B13(A).

Policy B13(C) of the Local Plan requires that new development must have no adverse impact on the amenity of the neighbouring land users and Appendix 3: Space around Dwellings; of the Local Plan sets out detailed design considerations. It is considered that the proposal is in accordance with Policy B13(C).

It is noted that the neighbouring property 'Mayfields' has a detached garage to the front of the property, however it is considered that as this is set down from the road approximately 2m it does not have a significant impact on the streetscene.

The application is accordingly recommended for refusal.

PLAN NOS: 001, 002, 003.