DELEGATED DECISION REPORT

SMD/2017/0256	**11 EDEN GROVE**	**DETACHED GARAGE**
Valid 02/05/2017	**CHEADLE**	**(RESUBMISSION OF SMD/2017/0122)**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour and street scene amenity

DESCRIPTION OF SITE

Eden Grove is a cul de sac with its turning head abutting Manifold Drive. The small bungalow semi at 11 Eden Grove is at the head of the cul de sac and stands side on to Manifold Drive with side and rear garden parallel to Manifold Drive. The rear garden backs on to the rear garden of 12 Avon Grove, a two storey semi. The separating distance between the two rear elevations is about 20m and the rear garden length of No.11 is about 10m. There is a side garden between the side gable of No.11 and the pierced concrete wall boundary with Manifold Drive of about 6m width with a small garage standing aligned with the gable and served by a short drive off the turning head.

PROPOSAL

The proposal is a 5.5m wide by 6.6m long garage located in the rear east side corner parallel with Manifold Drive. The building would come within a metre of the garden boundaries both to side and rear. The building would be 2.5m high at the eaves and 4.0m at the ridge of a dual sloped roof.

The existing garage would be demolished and the driveway extended to reach the proposal building. The walls would be of "light red rustic brick to match the existing dwelling" although in fact there are two brick types to the existing dwelling – a buff to the front elevation and a brown-purple red to the side.

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
SS5c Cheadle Area Strategy
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
84/12724/OLDDC erection of garage – approved and built
SMD/2017/0122 – detached garage – withdrawn

CONSULTATIONS

Publicity
Site Notice expiry date: 4th July 2017
Neighbour consultation period ends: 31st May 2017
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Cheadle Town Council – no objections

OFFICER COMMENTS

Principle of Development
Acceptable in principle being within the Town Development Boundary. SMD/2017/0122 was withdrawn after it was advised that it was over wide and potentially too high for its position.

Design
In design the proposal is considered suitable and in accord with the Council's design guidance given its dual pitched roof. A key consideration should be the view from Manifold Drive. Assuming the retention of the existing c.2.0m high pierced concrete wall the side of the garage would be concealed and further obscured by the presence of an existing Leylandii hedge which is shown retained. A condition should be attached to require the retention of a hedge to the side adjacent Manifold Drive.

Amenity
The main consideration should be the possible impact on the amenity of the adjacent rear garden of No 12 Avon Grove to the north. The alignment of the rear garage elevation would be 750mm from the rear garden boundary line. It is estimated that the eaves roof slope would be visible above the height of the existing boundary fence line. It is judged that this would not have any appreciable adverse impact on the amenities of No.12 Avon Grove. It is noted that if the structure were a minimum of 2m away from the boundary it would be permitted development.

CONCLUSION / PLANNING BALANCE

The garage is wide at 5.5m but is kept low in height by setting down within the garden by c.400mm thereby being at about floor level with the house as the rear of the garden rises from the front. Subject to a condition to maintain a green hedged boundary between the side wall of the development rear of the Manifold Drive pavement and continuing to the front boundary the development is considered acceptable. Details of the driveway construction and material finish should also be required.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank

Recommendation Date: 4th July 2017

X Rachael Simpkin

Signed by: rachael.simpkin

On behalf of Staffordshire Moorlands District Council