DELEGATED DECISION REPORT

SMD/2017/0430 **Valid 23/06/2017**	**MILL HOUSE 2 STANLEY MOSS LANE STOCKTON BROOK**	**ALTERATIONS TO EXISTING DETACHED GARAGE (RESUBMISSION OF SMD/2016/0465)** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Design
- Amenity

DESCRIPTION OF SITE

Mill House is a semi-detached dwellinghouse set within an established ribbon of residential development in the Green Belt. A detached double garage is positioned adjacent to the north site boundary and forms the subject of this application. The immediate locality is characterised by dwellings of varying age, type and architectural design.

PROPOSAL

This application follows withdrawn planning application reference SMD/2016/0465 and seeks approval for the construction of a pitched roof extension to an existing flat roof garage. Amended plans have been received to address concerns raised by the officer in respect of the size of the extension relative to the neighbouring property.

The revised scheme proposes a dual pitched roof extension with a roof tile to match those of the main dwellinghouse. The walls of the garage are to be rendered and existing timber windows are to be replaced with upvc.

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
DC1 Design Considerations
T1 Development and Sustainable Transport
R1 Rural Diversification
R2 Rural Housing

National Planning Policy Framework

Paragraph(s) 1 - 17
Section(s) 7 & 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0465 Alterations to existing detached garage
Withdrawn

CONSULTATIONS

Publicity

Site Notice expiry date:
Neighbour consultation period ends: 31.08.2017
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

OFFICER COMMENTS

Principle of Development

In accordance with policy SS1 the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvements of the Moorlands. Policy SS1a states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that planning applications that accord with the policies of the Core Strategy will be approved without delay unless material considerations indicate otherwise.

The site does not fall within a defined settlement boundary and as such is regarded as falling within an 'Other Rural Area'. Within such areas the extension of an existing rural building is considered acceptable provided that the scheme accords with policies R1 and R2.

In accordance with policy R1 appropriate development should not harm the rural character and environmental quality of the area. Policy R2 is consistent with paragraph 89 of the NPPF where the extension or alteration of a building is considered acceptable, provided that the development does not result in disproportionate additions over and above the size of the original building.

Design

In accordance with policy DC1, all new development should be well designed to respect the site and its surroundings, having regard to matters of scale, density, layout, siting and character and appearance.

The proposed development comprises of a dual pitched roof extension and external alterations to an existing double garage. The proposed development has been amended to present a scheme of more appropriate proportions, which is considered to be acceptable. External walls are to be rendered and existing timber windows are to be replaced with upvc. Though visible from public vantage points, the development would retain the simple form and character of a domestic garage and would accordingly not appear out of character in context.

Amenity

Policy DC1 requires all new development to be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook and privacy.

This proposal seeks to extend and upgrade an existing garage. The garage is positioned adjacent to the north site boundary which is shared with the rear garden of 'The Dene'. The garage is positioned to the south of this neighbouring property and accordingly any increase in height to the structure is likely to result in some degree of overshadowing. The revised scheme shows a ridge line of circa 4.6m in height (1.2m less than that originally proposed) and eaves level of 2.1m. The roof slope draws away from the site boundary and as such it is not considered that the development would appear unduly overbearing or intrusive.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the relevant Green Belt, design and amenity policies of the local plan and a recommendation of approval is provided.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 17.08.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council