DELEGATED DECISION REPORT

SMD/2017/0616	**225 UTTOXETER ROAD**	**GARAGE AND LOG STORE**
Valid 15/09/2017	**DRAYCOTT IN THE MOORS**	
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Green Belt
- Design
- Neighbour and Street Scene

DESCRIPTION OF SITE

Pre-war semi in row facing Uttoxeter Road with drive to side leading in line to small detached panel section garage in rear garden on boundary with unattached neighbour to west. Neighbour has two storey side extension over their drive continuing into single storey dual pitched roof rear extension parallel to the application property.

PROPOSAL

As first submitted this was to erect a 10m long x 4.3m wide garage and store 2.5m to eaves and 4.65m to ridge of dual pitched roof. Materials brick and tiles. In response to planning officer request the roof ridge has been reduced by c.1m to 3.7m.

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 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

96/00545 – not specified – withdrawn
97/00381 – not specified – permitted
00/00312/FUL – not specified – permitted

CONSULTATIONS

Publicity
Site Notice expiry date: 1st November 2017
Neighbour consultation period ends: 25th October 2017
Press Advert: N/A

Public Comments
None

Town / Parish Comments
None received

Staffordshire County Council Highways
No objection

OFFICER COMMENTS

Principle of Development
Policy SS6c is to exercise strict control over inappropriate development in the Green Belt allowing only for exceptions as defined by Government policy. NPPF paragraph 89 provides for the replacement of a building provided the new building is in the same use and not materially larger than the one it replaces.

It should also be considered that Permitted Development rights provide at Part 1 Class E for a building height of up to 4m in the case of a dual pitched roof building reducing to 2.5m for a building within 2m of the curtilage. Clearly the proposal here, being on the curtilage boundary and being 3.7mm to the ridge is not PD.

Design
The applicant much preferred the taller steeper pitched roof height but this would have come closely comparable to the eaves height of the main house and would have created a significantly more prominent structure than the existing garage. It would also have been noticeably taller than the neighbouring rear single storey extension.

The development would be visible from the main road but at the reduced roof height would not seem over large or out of place.

Amenity
With the reduced roof ridge of 3.7m in height, concerns about the possible dominance to the neighbouring property have been avoided.

Highway Safety
Acceptable – no change in existing circumstances.

CONCLUSION / PLANNING BALANCE
The amended proposal is found acceptable in design and scale raising no significant adverse effects for the neighbours or street scene. The proposed development replaces a garage and store shed on approximately the same footprint although of lesser height and as such can be considered acceptable in principle in Green Belt terms.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 8th December 2017

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council