DELEGATED DECISION REPORT

SMD/2017/0752 **Valid 15/11/2017**	**397 LAND AT CHEADLE ROAD CHEDDLETON**	**PROPOSED DETACHED GARAGE.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

The impact on the character and appearance of the area and residential amenity.

DESCRIPTION OF SITE

The site is within the development boundary of Cheddleton and to the south of the main part of the village, although open Green Belt land lies immediately to the east. It comprises a recently built dwelling, one of four new houses set in a row on the east side of a private cul-de-sac called The Oaks which connects onto Cheadle Road to the west. There are dwellings to the west of the cul-de-sac which front Cheadle Road.

PROPOSAL

This is a householder planning application for a detached garage which would be placed adjacent to one of the rear corners of the plot and next to the driveway which is to the side of the house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SMDC Core Strategy Development Plan Document (Adopted 2014)/ High Peak Local Plan (2016)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Sections 7 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2014/0689: Four dwellings at 397 Cheadle Road. Approved and built.

CONSULTATIONS

Publicity

Site Notice expiry date: 10.1.18
Neighbour letters expiry date: 15.12.17
Press Notice: N/A

Public Comments

None.

Town / Parish Comments

No objection.

OFFICER COMMENTS

The site is not in the Green Belt and the principle of the garage building is acceptable. It would not harm the openness of the Green Belt and has a traditional outbuilding design and appearance which harmonises with the other new dwellings and it has a scale and form which would not harm the character and appearance of the area. Its rearward siting ensures that it would not be harmfully prominent when viewed from the cul-de-sac road or the main road to the west.

The garage would not break any 45 degree lines measured from the rear of the neighbouring new dwelling to the west, due partly to it being built at an angle to the host dwelling on site. It would not appear overbearing to the neighbours and would not significantly restrict light to the neighbouring property.

CONCLUSION / PLANNING BALANCE

The visual and residential amenities of the area would not be harmed by the proposed detached double garage.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 8.1.18

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council