DELEGATED DECISION REPORT

SMD/2017/0695 **Valid 30/10/2017**	**12 EPSOM CLOSE** **CHEADLE**	**DETACHED GARAGE WITH SELF-CONTAINED HOME OFFICE ABOVE, WITH ANCILLARY FACILITIES** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The site is within the developed area of Cheadle on a housing estate to the north of the town centre. It comprises a detached dwelling at the end of the Epsom Close cul-de-sac which lies to the east. The rear gardens of houses facing Ness Grove lie to the rear (west) and north side. A brook with large trees and playground lie to the south side (with the trees on the opposite side of the brook to the site). The house is placed perpendicular to the other houses on Epsom Close, with the front of the house facing the side elevation of the neighbouring property, No.11.

PROPOSAL

This is a full application for a detached double garage with office above which would be placed in the front garden. Amended plans have been received to show the garage moved back further back into the plot away from the edge of the head of the cul-de-sac. This also shows the garage in relation to other structures to the front of the house such as an outbuilding and fence and also proposed additional hard-standings for vehicles to park in front of the garage.

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

National Planning Policy Framework

Section 7 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0466: Two storey side extension and single-storey rear extension. Approved but not yet built.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 30.11.17
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

An objection was raised to the original plans due to the proposed driveway in front of the garage not being long enough to accommodate vehicles without them encroaching onto the road. No objection raised to the amended plans showing the garage set back and with a satisfactory length of driveway/parking area.

OFFICER COMMENTS

The main part of the garage has an appropriate form and scale for a double garage and the office is accommodated in the roof and avoids an excessive height in relation to the form of surrounding development i.e. two-storey houses. There is a sufficient degree of separation between the host dwelling and the neighbouring dwelling to the garage would not appear overcramped within the plot and despite the widening of the existing driveway, there would still be sufficient garden space to the front of the house in the interests of the street scene. The setting back of the garage further into the plot, adjacent with the boundary would also help the street scene. There is a side projection to provide a kitchen and shower room which does not particularly harmonise with the rest of the building but this would be screened behind an existing outbuilding and fence shown on the amended site plan. The large trees to the south side of the plot lie to the other side of the brook and would not be harmed by the development.

Conditions can be added restricting the use of the building to car parking and home office/domestic purposes on first floor to avoid later conversion to a separate unit of accommodation.

With regard to residential amenity, the amended siting would not interfere with any 45 degree lines measured from the rear windows of No.11, in accordance with the

Council's Space About Dwellings/Design Guidance SPG's and it is considered there would be no harmful impacts on light provision, over-dominance or privacy affecting the neighbours.

With regard to highway safety, the setting back of the garage and the lengthened revised driveway is sufficient for the parking of cars in front of the garage, clear of the carriageway and also whilst cars are stationary to allow the garage doors to be opened. This is on the basis that the garage doors are remote-control roller shutter doors (opening doors would require even more space to allow cars to park clear of the highway) and the applicant agrees to this. A condition can be added requiring this.

CONCLUSION / PLANNING BALANCE

The amended proposal would not harm the visual or residential amenities of the area or highway safety.

OFFICER RECOMMENDATION : APPROVAL

Case Officer: Chris Johnston
Recommendation Date: 12.2.18

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council