DELEGATED DECISION REPORT

SMD/2018/0237 **Valid 17/04/2018**	**69 CLOUD HOUSE FARM** **RUDYARD ROAD** **BIDDULPH MOOR**	**CONSTRUCTION OF SINGLE DETACHED GARAGE AND STORE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development (Green Belt);
- Design and visual impact;
- Highways;
- Trees.

DESCRIPTION OF SITE

The application site is Cloud House Farm, 69 Rudyard Road, Biddulph Moor, a detached stone and tile dwelling set back from the road behind hedgerows, stone walls and inwards opening, ornate double gates. Land levels within the site are relatively level and the property has generously sized parking/turning and garden areas. For the purposes of planning policy consideration the application site is located within the Green Belt.

PROPOSAL

The application is for the erection of a detached single garage and attached store to be built using coursed stone and Staffordshire blue tiles to match the existing house. The garage building would have a roof of hipped and gable design, include a single garage door, small timber store room window and single pedestrian door. The plans show that the garage door would be topped with a wide stone lintel and the roof finished with ornate ridge tiles to match the house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6c	Other Rural Areas Area Strategy
SD1	Sustainable Use of Resources
DC1	Design Considerations
DC3	Landscape and Settlement Setting
R1	Rural Diversification

R2 Rural Housing
NE1 Biodiversity and Geological Resources
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s)

1: Building a strong, competitive economy.
4: Promoting sustainable transport.
7: Requiring good design.
9: Protecting Green Belt land.
11: Conserving and enhancing the natural environment.

Supplementary Planning Guidance

- Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

Supplementary Planning Document

- Staffordshire Moorlands Design Guide

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

88/00072/OLD Refurbishment, extension and use of attached barn as living accommodation. Approved.

98/00363/OLD Extension to form garage. Refused.

CONSULTATIONS

Publicity

Site Notice expiry date: 14th May 2018.
Neighbour consultation period ends: 8th may 2018.

Public Comments: None received.

Biddulph Town Council: Approve subject to no concerns from highways.

Trees and Woodlands officer: No objections.

Staffordshire County Council Highways: No objections on highways grounds subject to condition and informative.

OFFICER COMMENTS

Principle of Development

The application site is located within the Green Belt and therefore the provisions of paragraph 89 of the National Planning Policy Framework (NPPF) are triggered. Paragraph 89 states that Local Authorities should regard the construction of new buildings as inappropriate development within the Green Belt but goes on to list a number of exceptions to this policy. Domestic garages are not featured within the paragraph 89 exceptions list and are therefore 'inappropriate development' in the Green Belt.

Paragraph 2 of the NPPF states 'Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise,' Paragraph 11 echoes this stance. In this instance it is noted that the property benefits from domestic permitted development rights, particularly relevant to this application is the availability of Class E and the potential fall back positions of buildings that could be erected without the benefit of planning permission. Furthermore it is not unreasonable for a large detached dwelling to require a modestly sized garage and store for parking, garden equipment etc. These are considered to be Very Special Circumstances and material considerations to outweigh restrictive Green Belt policies.

Design/visual impact

The proposed garage building is relatively simple in its appearance. A height of approximately 4.1m is not unreasonable (this includes the decorative ridge line tiles), nor is the provision of a single internal parking space and a small store room. All stone, tiles and ridge tiles would match those of the existing house. Its modest size is acceptable and the building has clearly been designed for its intended use.

The garage would not cause any visual harm; its intended position close to the western boundary is a logical one, it relates well to the existing parking/turning area and has a close, satisfactory and subordinate relationship with the existing house. A 1.6m high hedgerow would allow partial screening from wider public view. The garage will not cause any adverse visual impact upon the street scene due to its location within the plot and is not a development which would be out of keeping with a domestic property. Whilst it is inevitable that any new building will have some openness impact it is considered that there is no demonstrable harm from this scheme due to the acceptable design, proportions and location within the domestic curtilage.

Highway Safety

The scheme also involves remodelling of the vehicular access by improving the visibility splay to the west of the access. This would involve the removal of two (unprotected) trees and the realignment of the boundary hedge further into the site to allow for improved visibility. Upon exiting the site after completion of the site visit it

became very clear as to why the applicants wanted to improve visibility and this is welcomed. The County Highways officer has no objections to the application; he also welcomes any visibility improvement.

Trees
The application site is not within a Conservation Area and there are no Tree Preservation Orders on the site. The applicants intend to remove a single tree (shown as T1 on the submitted plan) which is near to the intended garage location. Two further trees (T2 and T3) would be removed to allow for the visibility splay improvements. The Council's Arboricultural officer has advised that there are no objections to the application.

CONCLUSION / PLANNING BALANCE

It is acknowledged that the erection of a detached garage building does not fall within one of the Green Belt exceptions developments as outlined within NPPF paragraph 89. A material planning consideration is the presence of Class E permitted development rights which, if exercised, could allow for the erection of a building without any control by the Local Planning Authority of its design and/or size (subject to Class E criteria). Bearing in mind the fall back position, the acceptable design, size and location, it is recommended that a detached garage should be supported at this site. Furthermore it is noted that there are no tree related objections and, in the interests of highway safety, the widening of the access and visibility splay improvements are welcomed.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 14/06/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council