DELEGATED DECISION REPORT

SMD/2018/0241	**1 WILLOW CLOSE**	**PROPOSED DETACHED GARAGE TO THE REAR AND CONSERVATORY TO SIDE.**
Valid 17/04/2018	**UPPER TEAN**	**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- design
- street scene
- amenity

DESCRIPTION OF SITE

Detached modern 20thC bungalow on corner plot of cul-de-sac and main Cheadle / Tean road. The plot is set down relative to the main road and the land has recently been cut away and shored up with a vertical concrete panel abutment of c.1m height. A close board fence stands atop the further embankment above and between this and the roadside verge is a mature shrubbery effectively concealing the fence and giving seclusion to the bungalow.

PROPOSAL

A conservatory set 4m in from the front of the house (facing the cul-de-sac) along the side elevation nearest the main road with a projection of 3.5m and a length of 5.7m along the side elevation. The detached garage would be set in the rear garden corner nearest the main road to be served by a sweep of drive curving through the back garden and accessed via an existing car port on the side elevation furthest from the main road.

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 Larger Villages Area 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
79/07433/OLDDC – Erection of carport

CONSULTATIONS

Publicity
Site Notice expiry date: 15th June 2018
Neighbour consultation period ends: 10th May 2018
Press Advert: N/A

Public Comments
None

Town / Parish Comments
None

Severn Trent

No objection

SCC Mineral and Waste

No comments to make.

OFFICER COMMENTS

Principle of Development
Within the village development boundary the proposed development is acceptable in principle. The conservatory might ordinarily be expected to be Permitted Development but may not be considered in the case here as the side elevation may be considered to "front" a highway. However this is arguably a moot point due to the physical and visual separation from the highway. The detached garage cannot be considered PD due to being within 2.5m of the property boundary and being more the 2.5m in height – it is c.1m from the boundary and would have a ridge height of 2.75m.

Design
The conservatory would have a dual pitched and hipped roof with an eaves level just below the eaves of the host building. It would be glazed to all elevations with a low brick skirting wall and a tiled roof to match the host building.

The garage is a concrete panel prefab construction with brick detailing to the doors elevation. In both cases it is considered that there would be no harm the character of the host dwelling or wider street scene.

Amenity

The closest neighbouring householder is the detached dwelling at 77 Cheadle Road but the separation distances, orientation and intervening mature garden mean there would be no harm to the amenity of this neighbour.

In terms of public amenity from the street scene the proposals would have little prominence due to the specifics of the site as described above notably the higher land to the boundaries and the mature screening vegetation shrubbery.

CONCLUSION / PLANNING BALANCE

The conservatory fails to be PD due to its relationship with a public road front. However the screening and concealing effects of the drop in levels into the site, the garden boundary fence and shrubbery ensure that there is no visible impact for the street scene to the side. The proposed garage would be similarly concealed and as a simple structure, of lightweight build, located at the rear of the property would again have no obvious adverse impact on the street scene. Similarly, no harm to neighbour amenity. It is therefore recommended that planning permission be granted as the development complies with the above relevant policies.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 15th June 2018

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council