DELEGATED DECISION REPORT

SMD/2018/0388 **Valid 19/06/2018**	**11 RADLEY WAY** **WERRINGTON**	**PROPOSED NEW GARAGE ON DRIVEWAY AND ALTERATIONS TO THE FRONT ELEVATION OF DWELLING** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE
The application relates to a two storey detached dwelling within a residential estate in Werrington. The application site is located within the development boundary, as identified on the proposals map. The highway sits in an elevated position above the level of the dwelling with a sloping driveway down towards the entrance.

To the north the application site is bound by Radley Way which provides the vehicular access to the dwelling via a private driveway, beyond which is No. 3 Radley Way. To the east there is a footpath running alongside the dwelling leading to Washerwall Lane, beyond the footpath is an area of open land thought to be the public open space provided as part of the residential development. To the south the application site is bound by the rear gardens of dwellings on Washerwall Lane. To the west the application site is bound by open space in the form of an embankment sloping down towards the application site.

PROPOSAL
The application seeks planning permission for the erection of a detached dwelling to the front of the existing dwelling and some alterations to the front elevation of the dwelling, in the form of render to the ground floor level.

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
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 1-14
Section(s) 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/1981/0151 Details of 15 dwellings REFUSED

SMD/1984/0060 Construction of 13 dwellings with access road and layout of open space APPROVED

SMD/1984/0459 Details of residential development APPROVED

SMD/1989/0198 Extension to form larger dining room, kitchen, garage, bedroom and bathroom APPROVED 12/09/1989

CONSULTATIONS
Publicity
Site Notice expiry date: 31/07/2018
Neighbour consultation period ends: 12/07/2018
Press Advert: N/A

Public Comments
N/A

Town / Parish Comments
N/A

Staffordshire County Council Highways
No objections on highway grounds subject to the following conditions:

- The proposed garage indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living accommodation without prior express permission of the Local Planning Authority.

Reason:- In the interests of highway safety

OFFICER COMMENTS
Principle of Development
Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into account any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Staffordshire Moorlands Core Strategy (Adopted March 2014) and any relevant Supplementary Planning Documents (SPD's).

The Revised National Planning Policy Framework (NPPF) published in July 2018 sets out the Government's planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

Policy SS1 of the adopted core strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands. Policy SS1a of the adopted core strategy reflects the presumption in favour of

sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

The proposed development is within the curtilage of the site and is situated within the development boundary as highlighted in the adopted Core Strategy proposals map.

In light of the above, the principle of development is considered to be acceptable subject to the application demonstrating compliance with relevant national and local planning policy relating to design and amenity.

Design
Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

Chapter 12 of the NPPF highlights the importance of good design and states that design quality should be considered throughout the evolution and assessment of individual proposals.

Following proactive discussions with the case officer the applicant has submitted some amended plans which have reduced the size of the garage. The proposed garage has an unusual footprint which has an angled wall at greater than 90 degrees, following the fence line along the frontage of the application site. The garage measures 5.6m in width and ranges from 7.4m to 9.3m in length. The height of the roof is 3.9m in height (to ridge) and 2.2m in height (to eaves). The proposed garage has a pitched roof which is to be constructed from tiles to match the existing dwelling. The walls are to be rendered on the side which faces the house and the side which has the garage door but constructed of brick to the side which faces the public footpath and the highway. The render would match with the existing render to the front elevation of the dwelling.

The application also seeks planning permission to render the ground floor front elevation of the main dwelling, to match with the existing render at the first floor level, where there is an oak frame feature. It is considered that in this particular case render is in keeping with the surrounding environment and existing dwelling house and is an appropriate material. This is because it is not covering the entire front elevation but is used to pick features out of the building to create architectural interest.

The proposed garage has one large vehicular access and one pedestrian access door. The vehicular access door measures 2.2m in height and 4.7m in width.

Due to the change in ground levels with the highest part of the site being at the roadside and the lowest part being at the front door to the dwelling, the garage appears to have a ridge height similar to the eaves of the main dwelling. This was raised as a concern by the case officer. However, it is acknowledged that there has been a reduction in the height of the roof from the original plans. Equally, the height

is within the limits considered acceptable for permitted development had the garage been to the side or rear of the dwelling.

Whilst garages sited to the front of dwellings are not normally desirable, in this case given that this property stands in isolation and does not form part of an established building line it is considered to be acceptable in this instance.

Overall, it is considered that the proposed development is of a high quality design which is in accordance with Policy DC1 of the Core Strategy and chapter 12 of the NPPF.

Amenity
Policy DC1 of the adopted core strategy states that new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance; protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Paragraph 127(f) of the Revised NPPF requires a high standard of amenity for existing and future users.

The proposed development would be to the front of the dwelling, opposite No. 3 Radley Way. However, the orientation of No. 3 is such that it would not have any windows facing directly onto the proposed garage. There are no windows in the proposed garage which would cause overlooking with any of the nearby dwellings. In view of the separation distances to the neighbouring dwellings no overshadowing or other amenity issues are raised.

In light of the above it is considered that the proposed development is acceptable in amenity terms and accords with planning policy in this regard.

Highway Safety
The Highways Authority has not raised any objection to this proposal. They have requested that a condition is placed on any grant of planning permission to ensure that the use of the building remains for the storage of vehicles and cannot be converted to habitable living accommodation. It is considered that the proposed development is acceptable in terms of Policy T1 of the Core Strategy.

CONCLUSION / PLANNING BALANCE
This planning application seeks permission for the erection of a large detached garage to the front of an existing dwelling in Radley Way, Werrington. The principle of development is acceptable given that it is located within the development boundary, subject to compliance with design and amenity policies. Following changes to the design, it is considered that the proposed development (as amended) is proportionate to the existing dwelling and is in keeping with the surrounding environment. Whilst it would take a prominent position in the street scene it is not considered that this type of development would be repeated elsewhere on the estate, due to plot configurations. As such, it is considered that this is a one-off development which stands alone in design terms.

The proposed development also seeks planning permission to render part of the ground floor front elevation so that it matches with the first floor, which has timber detailing. It is considered that this would be in keeping with other dwelling on the estate and with the existing dwelling.

Overall, it is considered that the proposed development is in accordance with design and amenity policies within the Core Strategy and with relevant parts of the NPPF. It is recommended that the application is approved, subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barnes
Recommendation Date: 10th August 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council