DELEGATED DECISION REPORT

SMD/2018/0460 **Valid 17/07/2018**	**THE FIRS KINGSLEY ROAD CELLARHEAD**	**PROPOSED NEW DETACHED DOUBLE GARAGE, EXISTING SUMMER HOUSE TO BE REMOVED** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Design
- Amenity

DESCRIPTION OF SITE
The application site is located within the Green Belt and outside the settlement boundary for Cellarhead. It relates to a large two storey detached dwelling with a generous garden which is situated to the rear of other dwelling which front onto Kingsley Road. It is accessed by a private driveway which is taken off Kingsley Road to the east of Buchan Ness.

To the north the application site is bound by a large detached dwelling known as Buchan Ness which is located on Kingsley Road. There is also a pair of semi-detached dwellings known as Lyndon and Havenlea to the north, the rear gardens of which are directly adjacent to The Firs. Dovelea and Moorcliffe the next pair of semi-detached dwellings when travelling west along Kingsley Road also share a boundary with the garden of the application site. To the west and south the application site is bound by open countryside within the Green Belt. To the east the application site is bound by a relatively modern development (granted under SMD/2013/0903) of five detached dwellings, beyond an area of agricultural land used for keeping chickens and sheep.

PROPOSAL
The application seeks planning permission for the demolition of an existing summer house which is used ancillary to the main dwelling, located within the rear garden. It is to be replaced by a large detached double garage and workshop which will take up the same footprint.

The proposed garage is of a simple design which has a pitched roof. It measures 9m in width and 6m in length. The height of the roof (to pitch) is 4.9m and 2.3m to eaves, which is higher than the existing summer house which has a shallower pitched roof.

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
SS6c Other Rural Areas Area Strategy
R2 Rural Housing
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 1-14
Section(s) 12 & 13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2001/0361 Two storey and single storey extensions to dwelling APPROVED 21/08/2001

SMD/2002/0601 Detached garage REFUSED 11/11/2002

SMD/2003/0435 Replacement conservatory REFUSED 05/08/2003

SMD/2004/0031 Side conservatory APPRVOED 10/05/2004

CONSULTATIONS
Publicity
Site Notice expiry date: 23/08/2018
Neighbour consultation period ends: 10/08/2018
Press Advert: N/A

Public Comments
N/A

Caverswall Parish Comments
No objection, subject to neighbours approval

Severn Trent Water
No objection

Staffordshire County Council Highways
No objection

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 application site is located within the Green Belt. Policy SS6c states that strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government Policy.

The NPPF sets out at paragraph 145 the construction of new buildings as inappropriate development within the Green Belt. Relevant to this application is the exception of 'the replacement of a building, provided the new buildings is in the same use and not materially larger then the one it replaces". One of the fundamental Green Belt aims is to keep land permanently open in order to prevent urban sprawl.

The proposed building is within the same use as the one which is proposed for demolition, ancillary to the main dwelling. It is considered that the proposed garage is not materially larger than the summer house which it is replacing.

In light of the above, the principle of development is considered to be acceptable subject to the application demonstrating accordance 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.

The proposed measurements for the garage are set out above. The elevation plans set out that the proposed garage will be constructed of brickwork to match the existing external walls of the dwelling. The roof tile will also be plain to match with the existing dwelling.

It is considered that the proposed building is of a simple design which is similar in appearance to the existing dwelling. It is an improved design upon the existing summer house which is a timber structure with a shallow pitched roof. As such, it is

considered that the proposed development is acceptable in terms of design and accords with Policy DC1 of the Core Strategy.

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.

The NPPF sets out at paragraph 127(f) that a high standard of amenity must be achieved for existing and future users of the development.

The proposed garage has a conventional double door to the front elevation with a small window to the workshop. There are no windows to the rear elevation or the side which faces towards the five recently constructed dwellings to the east of the application site. However, there is a set of patio doors and a small window to the side elevation which opens out into the garden. It is not considered that the proposed development would cause a greater level of overlooking than the existing summer house. The bulk and massing of the building is similar to the existing summer house and therefore no overshadowing issues are raised. As such, the proposed development accords with Policy DC1 in terms of amenity.

It is recommended that a condition controlling the future use of the garage is to be added to any grant of planning permission. This would be to prevent the garage from being split off from the main dwelling for residential use in future.

Highway Safety
The Highways Authority has not raised any objection to this proposal. The proposed development will provide two additional off-street car parking spaces and an extended driveway which has space for two further vehicles. It is considered that the proposed development is acceptable in terms of Policy T1 of the Core Strategy.

CONCLUSION / PLANNING BALANCE
This application seeks planning permission for the demolition of an existing summer house and the erection of a garage building on the same footprint. The proposed development is within the Green Belt and in order to meet with national requirements must be of the same use and not materially larger. The use of the building is still ancillary to the enjoyment of the main dwelling house. It is considered that the proposed replacement building is not materially larger than the one which it is replacing. For these reasons it is considered that the proposed development accords with planning policy in relation to Green Belt.

In terms of design, the proposed garage is of a simple design with a workshop and log store to the side. It is considered to be of a scale which is in keeping with the main dwelling. It is also to be constructed of materials which are similar in appearance to the existing dwelling. The proposed development would not cause any overlooking, loss of privacy or over shadowing and as such is considered to be in accordance with national and location policy in relation to design and amenity.

In light of the above, it is recommended that the application is approved, subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barnes
Recommendation Date: 3rd September 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council