**DELEGATED DECISION REPORT**

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| **SMD/2018/0529**<br>**Valid 23/08/2018** | **PUMP HOUSE COTTAGE GREATGATE ROAD WINNOTHDALE** | **PROPOSED SINGLE STOREY DETACHED GARAGE WITHIN THE GROUNDS OF PUMP HOUSE COTTAGE, FORWARD OF THE WALL FORMING THE PRINCIPAL ELEVATION OF THE DWELLING HOUSE**<br><br>**(FULL - HOUSEHOLDER)** |

**MAIN ISSUES**

- Design
- Amenity

**DESCRIPTION OF SITE**
The application relates to a two storey semi-detached dwelling which is accessed off a narrow lane known as Greatgate Road. The application site is located within the Checkley ward, beyond the development boundary.

To the north the application site is bound by a farm known as the Smeltings. To the east the application is physically attached to the other half of the semi-detached dwelling. To the south and west the application site is bound by open countryside.

The application site is located in an elevated position above the road, the property is accessed via a sloping private driveway which slopes up from the roadside.

**PROPOSAL**
This application seeks planning permission for the construction of a garage to the front of the dwelling. The proposed garage has an oak frame structure which is open fronted across half of the garage and has double doors to the other half. It has a pitched roof and measures 3.8m in height, 5.3m in width and 5.2m in length. The dwarf walls which will form the base of the garage structure are to be constructed of London brick. The roof tiles are to be Marley plain tiles.

**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 Other Rural Areas Area Strategy
DC1 Design Considerations
R2 Rural Housing
T1 Development and Sustainable Transport

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

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**
**SMD/2013/1032** Proposed extensions and alterations APPROVED 10/10/2013

**SMD/2013/1104** Proposed extensions and alterations REFUSED 03/01/2014, APPEAL ALLOWED

**CONSULTATIONS**
**Publicity**
Site Notice expiry date: 04/10/2018
Neighbour consultation period ends: 20/09/2018
Press Advert: N/A

**Public Comments**
N/A

**Severn Trent Water**
No objections

**Staffordshire County Council Highways**
No objections

**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.

Policy SS6c relates to the Rural Areas, including open countryside and Green Belt. It does not specifically cover out buildings such as the one proposed, however it is

considered in a similar way to an extension to a residential dwelling where Policy SS6c makes provision for an extension provided it is in accordance with Policy R1 and R2.

Policy R1 deals with rural diversification which is not applicable here. Policy R2 relates to Rural Housing, it states that extensions to existing dwellings may be acceptable provided they are appropriate in scale and design and do not have a detrimental impact upon character of the rural area. Whilst the policy is silent in respect of outbuildings, it is considered unreasonable to expect a dwelling of this type to require a domestic scale garage provided that it meets similar criteria to those which would be applied to an extension and complies with other relevant Core Strategy policies. .

It is considered that although the proposed garage building is forward of the building line of the dwelling, it is set to the side and would not have a detrimental impact upon the existing dwelling, similarly it is not considered that this type of modest garage would detrimentally affect the rural character of the area. 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.

The proposed design of the garage is set out above. It is considered that it is of a high quality design which is in keeping with the existing dwelling and despite being located forward of the building line will fit in with the surrounding environment, mainly due to the traditional materials proposed.

The Design Principles for Development SPD sets out that in rural areas, separate garaged are preferable to an attached garage. It should also appear subordinate to the dwelling, it should be modest in height and size to reflect its ancillary purpose. The guidance also states that a pitched roof is preferable. The garage will be visible from the road but is set to the side of the dwelling and will not appear overbearing in comparison to the size of the existing dwelling. It is considered to meet with the guidance set out in the SPD.

Overall, it is considered that the proposed development accords with policy in relation to design.

**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.

There is a large garden to the front of the dwelling which has a large sloping driveway taken up from the road. Although the garage is proposed to be set forward of the front elevation, it is not considered this will have a negative impact upon neighbouring amenity. To is because the proposed garage is located to the west of the neighbours, so it should only have a shadowing effect during the late afternoon. However, due to the space between the proposed garage and the boundary with the neighbouring dwelling it is not considered this will cause an issue. It is not proposed that the garage is used for habitable living accommodation but instead is ancillary to the main dwelling. As such, it is not considered that there will be any loss of privacy to the neighbours in this regard. A condition is recommended to ensure that the garage is not converted into living accommodation in future in order to retain privacy.

**Highway Safety**
The Highways Authority has not raised any objection to this proposal. It is considered that the proposed development is acceptable in terms of Policy T1 of the Core Strategy.

**CONCLUSION / PLANNING BALANCE**
In conclusion, this application proposes for a detached garage to be erected in a rural area to the front of an existing dwelling house. It is to be oak framed and have timber cladding to the sides with roof tiles to match with the roof tiles on the roof of the main dwelling. The garage is to be sited to the side of the existing dwelling and is not overbearing in nature, due to its subordinate size and scale. The building is to be used ancillary to the main dwelling and the utilitarian materials proposed help to denote this as a different use to the main dwelling.

The proposed development has been assessed against the relevant national and local planning policy and is considered to comply. It will result in providing covered and secure off-street parking associated with the dwelling. Taking all of the above into consideration it is recommended for approval.

**OFFICER RECOMMENDATION : Approve**

**Case Officer: Laura Barnes**
**Recommendation Date: 19th October 2018**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**