DELEGATED DECISION REPORT

SMD/2018/0720 **Valid 14/11/2018**	**BIRCHALL HOUSE** **BIRCHALL LANE** **LEEK**	**PROPOSED ERECTION OF DETACHED GARAGE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design, character and appearance
- Amenity

DESCRIPTION OF SITE

The application site is found on the south eastern side of Birchall Lane and benefits from permission for the construction of a detached dwellinghouse (planning reference: SMD/2016/0324). Works in association with the extant consent have commenced. Boundary heading to the front of the site has been retained. Birchall Lane has a varied streetscene character.

PROPOSAL

Approval is sought for the construction of a detached single garage that is to be positioned within the western corner of the plot and is to serve the approved dwellinghouse. The garage is to sit on a footprint of 3.7m by 5m. A dual pitched blue slate roof is proposed and external walls are to be treated in white render above damp proof course and blue engineering bricks below damp proof course.

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
SS5 Towns
SS5a Leek Area Strategy
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/2016/0324 Erection of detached dwelling
Approved, 20/09/2016

CONSULTATIONS

Publicity

Site Notice expiry date: 10.01.2019
Neighbour consultation period ends: 10.12.2018
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments.

Severn Trent Water

No objection and no drainage conditions are required due to minimal impact on the public sewerage system.

Staffordshire County Council Minerals and Waste

No comments.

Staffordshire County Councils historic Environment Team

We are now only providing advice on archaeological matters on a cost-recovery basis. No comments provided.

OFFICER COMMENTS

Principle of Development

The Local Planning Authority is required to determine planning applications in accordance with the development plan, unless there are material circumstances which indicate otherwise and in determining these applications, it shall have regard to the provisions of the Development Plan, in so far as material to the application and to any other material considerations. The Council's Development Plan is formed of the Core Strategy Development Plan Document (adopted March 2014) and the Saved Local Plan Proposals Map / Settlement Boundaries (adopted 1998) remains in force until the Council's Development Plan Document is adopted.

Core Strategy Policy SS1a establishes a 'Presumption in Favour of Sustainable Development' as contained within the National Planning Policy Framework (the Framework) where: (1) planning applications that accord with policies within the Core Strategy will be approved without delay and (2) where there are no relevant policies or they are out of date, the Council will grant planning permission unless material considerations indicate otherwise considering:- I. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or, II. Specific policies in that Framework indicate that development should be restricted.

Design

Policy DC1 requires all new development o be of a high quality that is designed to respect the site and its surroundings. The Staffordshire Moorlands Residential Design SPD comments that the architectural style of a new development should be guided through an assessment and understanding of the character and context of the area. New buildings should respect the scale of those surrounding it; and facing materials should either match or complement those of the surroundings.

The application site is located within a predominantly residential area that comprises properties of varying age, scale and character. The application site historically formed the southern section of the garden area that served Birchall House, located to the north east of the application site. The driveway that serves 'Woodlands' serves to separate the application site from 'Westerdale', which is found to the south west. The proposed garage is to be positioned within the western corner of plot, adjacent to the boundaries that serve Birchall Lane and the driveway to Woodlands.

The garage is to be single storey and would largely be screened by the existing hedge which is to be retained. The garage would not appear dissimilar to that which serves Westerdale and also sits adjacent to the site boundary adjacent to Birchall Lane. Due to the varied streetscene character and the design and scale of the approved dwelling that is currently under construction it is not considered that the development would appear incongruous and is considered to accord with policy DC1 and the Residential Design SPD.

Amenity

In accordance with policy DC1 new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. Westerdale is the nearest residential property and is located 19m to the south of the proposed garage. Taking the spacing distances into consideration together with the site boundary treatment and overall scale and massing of the garage, it is not considered that the garage would result in significant injury to amenity.

Other Matters

The application site is located within the boundary of Big Birchall Farm which is identified as a site of archaeological interest. Comments from Staffordshire County Council Archaeologist are provided at a chargeable rate. Following dialogue with the Councils Conservation Officer it was considered unnecessary to seek formal

comments from SCC Archaeology due to the degree to which the site has already been disturbed. It is not considered likely that the proposed development would result in harm to archaeology.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the policies contained in the Staffordshire Moorlands Core Strategy and National Planning Policy Framework. As such a recommendation of approval is provided.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 11.01.2019

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council