DELEGATED DECISION REPORT

SMD/2019/0207	**2 LYNESIDE ROAD**	**GARAGE CONVERSION TO**
Valid 29/03/2019	**BIDDULPH**	**HABITABLE ROOM**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Design/visual impact;
- Neighbour amenity;
- Highways.

DESCRIPTION OF SITE

The application site is number 2 Lyneside Road, a previously extended, render, brick and tile, detached dwelling. Fronting onto Lyneside Road the application property is set slightly higher that the road and behind a low level stone wall and hedge. To the front of the house is a generously sized, block paved parking and turning area. The application site is located within the Biddulph Town Development Boundary, it does not sit within any Conservation Area and there are no nearby Listed Buildings which have to be taken into consideration.

PROPOSAL

The application has been described as a 'Garage conversion to a habitable room.' The submitted plans show that the integral garage space would be split into a sitting room, WC, cloakroom and store room. The existing internal WC would be removed and replaced with access through to the new sitting room from the entrance hallway. The store room would have external access only. External alterations would include reducing the size of an existing ground floor rear window (to serve the newly formed WC), a small canopy above the front door and the enlargement of a small window on the front elevation (currently serving a WC but would serve a hall following the internal alterations) and most notably the removal of the double garage door on the front elevation, building up part of the opening and the installation of a new, horizontally emphasised window.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
DC1	Design Considerations

T1 Development and Sustainable Transport

Supplementary Planning Guidance

1. Design Principles for development in the Staffordshire Moorlands.
2. Space About Dwellings

Supplementary Planning Document

3. Staffordshire Moorlands Design Guide.

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

The NPPF states that:

"…decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Local Plan process

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public has now been held in order to determine whether the Local Plan is sound and legally compliant. Subject to the findings of the appointed inspector, the Local Plan is expected to be adopted in the Spring of 2019. At this point, it will supersede the adopted Core Strategy and become part of the statutory development plan for the District.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination

- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question.
- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

Emerging Policies

The following policies are considered to be relevant to this application:

SS1	Development Principles (Moderate)
SS1a	Presumption in Favour of Sustainable Development (Significant)
DC1	Design Considerations (Moderate)
T1	Development and Sustainable Transport (Moderate)

National Planning Policy Framework

2:	Achieving sustainable development.
9:	Promoting sustainable transport.
12:	Achieving well-designed places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

80/08152	New vehicular access and alterations to front door and porch. Approved.
86/00133	First floor extension to form larger bedroom. Approved.
93/00811/FUL	Lounge extension. Approved.
07/00186/FUL	Demolition of existing car port and store and erection of single storey and two storey side extension. Approved.
09/00806/FUL	Single storey front extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 17/05/2019

Neighbour consultation period ends: 06/05/2019

Public Comments: No representations received.

Biddulph Town Council: No representations received.

Staffordshire County Council Highways: No objections on highways grounds.

OFFICER COMMENTS

The application site sits within the Biddulph Town Development Boundary and as such there are no 'in principle' objections to the development subject to other material planning considerations being satisfied. In this instance the matters to consider are design, visual impact, neighbour amenity and whether or not there are any highways implications.

The dwelling has previously benefitted from a number of extensions and alterations, its facing materials now being a mix of brick and render. The removal of the garage door and its replacement raises no design or visual impact concerns. Facing brick would be used to build up/around the new window which would be horizontally proportioned to match the first floor window directly above. The facing brickwork could be conditioned to match that found on other elevations of the dwelling. Matching brick could also be used to infill areas around a ground floor rear window which would be replaced. The new window on the front elevation (garage door replacement) would be seen from the public highway but would not be problematic. Surrounding dwellings vary in size and design and therefore the loss of the garage door would not be visually out-of-keeping with surrounding buildings. The addition of a small canopy across the front door (continuation of the lean-to roof above the garage door) also raises no issues.

The application raises no neighbour amenity concerns. Window alterations are restricted to the ground floor only (front and rear) and no overlooking relationships would occur.

The County Highways officer has confirmed he has no objections to the loss of the garage space. There is plenty of off-road parking for a dwelling of this size at the front of the property. None of the historic planning applications had conditions restricting the use of the garage space for the parking of vehicles.

The garage space to be converted was originally an extension. It is noted that none of the historic applications have conditions which restrict the garage space to parking of vehicles only. The works could therefore be undertaken under permitted development rights in any event.

CONCLUSION / PLANNING BALANCE

It is recommended that the application is approved and for the reasons outlined above it is considered that the scheme is acceptable in terms of design, visual impact, neighbour amenity and highways matters. In addition it would appear that the

proposed works are indeed permitted development. A search of the planning history records confirms that permitted development rights have not been removed and there are no conditions relating to restricting the use of the garage for the parking of vehicles.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Jackson
Recommendation Date: 24/05/2019.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council