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Planning Statement

Case Study : Proposed Alterations to an Existing Detached Domestic Garage to Form a Single Holiday Let

Address: 1, Cheddleton Heath Road. Cheddleton Staffs. ST13 7DX

Introduction

This is a full planning application which seeks consent for the conversion of an existing domestic detached garage and store etc into one holiday let .

Relevant Planning Policies

Core Strategy Development Plan Document (Adopted 2014) S01 Spatial Objectives SS1 Development Principles DC1 Design Considerations T1 Development and Sustainable Transport

Details of the proposal are set out below.

Site and Area Assessment

The site lies within the North Staffordshire Green Belt and comprises a detached double garage and associated roof space leisure room forming part of the residential amenity of no 1 Cheddleton Heath Lane, Cheddleton ST13 7DX
The property is located within a long established residential group of properties.

Layout and Amenity

See drawings ref CHR1c and CHR2a plus 1:500 block plan and 1:1250 location plan accompanying the formal planning application

Each room will offer comfortable living space and amenity in compliance with relevant Housing Standards. The site is adequately drained with foul water connected to the main sewers and the rear yard area will provide space for refuse and recyclable storage.

The conversion would provide an open plan lounge, kitchen and shower room / wc at ground floor with a double bedroom at first floor. Access to the site is via the existing access from Cheddleton Heath Road into the main dwelling site, with parking for the holiday accommodation provided on the existing area of hard standing adjacent to the garage building.

Design and Appearance

The proposal will maximize the available floor space and make no physical impact on the existing structure or external appearance. Existing window and door openings will be retained and frames replaced as necessary for repair and maintenance and regulatory requirements. Existing original building features will remain to the front elevation with the original twin garage doors replaced with full glazed units.

Accessibility

Existing vehicle movement and parking will be relatively unaffected by the change of use
The ground floor is level and accessible.

Conclusion

The proposed development would preserve the openness of this part of the Green Belt. Accordingly, the proposed development is not an inappropriate form of development in the Green Belt. The proposed development is likely to be of benefit to the local rural economy in terms of supporting tourism in the area, whilst having no detrimental impact on the openness of the Green Belt.

The proposed change of use will not adversely affect the residential amenity of the occupiers of the adjacent dwelling nor would it be detrimental to highway safety or ecological interests.

The proposed conversion is in keeping with the locality.

18/04/2019