DELEGATED DECISION REPORT

SMD/2019/0429	**25 CONGLETON ROAD**	**PROPOSED REPLACEMENT**
Valid 25/07/2019	**BIDDULPH**	**GARAGE**
		(FULL - HOUSEHOLDER)

MAIN ISSUES
Impact on the character and appearance of the area and highway safety.

DESCRIPTION OF SITE
The dwelling is an end of terrace dwelling toward the northern less commercial end of Biddulph High Street. Cromwell Street turns off along the side of the dwelling putting the dwelling on a corner with part of the plot to the rear having a frontage onto Cromwell Street. The existing plot has a single flat roof garage and open parking space where, until recently, there stood an old garage and a lean to car port structure. Cromwell Street is quite heavily parked on both sides where the residents of the terraced properties compete for space.

PROPOSAL
To build a large double width brick garage with a tiled pitch roof. Roller shutter door to the gable front facing onto Cromwell Street. The door would be 4m wide and the maximum ridge height around 4.3m. The garage would sit on the old footprint of the pre existing garage and car port which have only recently been removed.

The garage is to be used only for purposes incidental to the enjoyment of the dwellinghouse at 25 Congleton Road.

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
SS5b Biddulph Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Emerging Staffordshire Moorlands Local Plan
National Policy Guidance
Paragraph 48 of the newly adopted 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 is ongoing in order to determine whether the Local Plan is sound and legally compliant. Hearing sessions were conducted in October 2018 and the Inspector issued his initial post-hearing advice in January 2019 which set out some actions for the Council and a range of modifications that would be necessary to make the plan sound. The full schedule of modifications is to be determined and will be subject to consultation in due course. The Inspector will then be in position to write his final report. Subject to the findings of the appointed Inspector, the Local Plan can then be adopted by the Council. This will be towards the end of 2019 at the earliest. Upon adoption, the Local Plan 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 in Paragraph 48 of the NPPF is 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 Officer Comments section of this report identifies the level of outstanding objections to each policy and recommends the amount of weight to be given to them at this stage in the process
- 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)
SD1 Sustainable Use of Resources (Limited)
SS6 Biddulph Area Strategy (Limited)
DC1 Design Considerations (Moderate)

National Planning Policy Framework
Sections: 2 Achieving sustainable development; 4 Decision Making; 8 Promoting healthy and safe communities; 12 Achieving well designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
79/06820/OLDDC Erection of Garage. Approved.
05/01237/FUL 2 Studio Flats. Refused.

CONSULTATIONS

Publicity
Site Notice expiry date: 19th September 2019
Neighbour consultation period ends: 19th August 2019
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Biddulph TC: Approval

OFFICER COMMENTS

Principle of Development
Householder development within a residential area in Biddulph Town Centre. Where such development is well designed and does not cause harm or conflict with other policies in the development plan, it can be acceptable sustainable development that conforms with the area strategy.

Design and Impact on the Character and Appearance of the Area
Red brick gabled outbuilding with tiled roof. The building will serve as an improvement to the pre exisiting structures that were a bodge of concrete block, flat felt roof and pvc cladding. The new building will sit appropriately within a context of terraced dwellings, single storey outbuildings and other domestic garages.

Amenity
The development is for purposes incidental to the enjoyment of the dwellinghouse in a residential area, primarily the parking of a domestic motor vehicle. The garage would be located behind the host dwelling but also its adjacent neighbour, some 8metres from principal windows. However, the garage would be sat down at lower ground level so that it would be just the tiles of the sloping roof plain that would be visible. Although taller than the previous structure it should be more pleasing to have sight of and overlook a smartly tiled roof slope rather than the bodge of PVC car port and felt roof.

Highway Safety
Cromwell Street is an unclassified town centre side street, lined with terraced properties. The new garage would have its front door on the pavement edge which may mean that a car could stand in and block the highway while it waits for the

garage door to open. However, given the nature of the road vehicles will not be approaching at speed or from a bend and as such while a temporary obstruction might be inconvenient and require some patience it will not result in a dangerous situation. Moreover, the new garage will stand where there have previously been garages with a similar arrangement to the highway.

CONCLUSION / PLANNING BALANCE
Compatible sustainable development, no identifiable harm that would outweigh considerations in favour.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Ben Hurst
Recommendation Date: 23rd September 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council