DELEGATED DECISION REPORT

SMD/2017/0356 **Valid 11/11/2019**	**42 HELVELLYN CROSSFIELD AVENUE BLYTHE BRIDGE**	**REMOVAL OF SHED & TIMBER GARAGE & CONSTRUCTION OF REPLACEMENT GARAGE** **(FULL - MINOR)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is number 42 Crossfield Avenue Blythe Bridge, a semi-detached, hipped roof dwelling occupying an end of cul-de-sac location. The dwelling occupies a wedge-shaped plot of land and forms part of a well established residential area. Land levels within the site are generally flat. There is off-road parking to the front and side of the house and private amenity space to the rear. Boundaries are marked by hedgerows, timber panel fencing and the side wall of a neighbouring garage. Footpath 'Forsbrook 5(b)' runs to the rear of the property but this is outside of the domestic curtilage.

For the purposes of planning policy consideration the application site is located within the Blythe Bridge and Forsbrook Village Development Boundary. The site does not form part of any Conservation Area, there are no Listed Buildings/structures within close proximity (or within the site itself) and there are no protected trees which need considering.

PROPOSAL

The application is for the erection of a single garage. The external footprint measurements are 6.1m x 3.2m and the shallow pitched roof would have a ridge height of 3.1m. A single, vehicular garage door would be located within the front (south facing) elevation. Within the garden facing side wall there would be a single pedestrian door and a small window. A larger window would be inserted into the rear wall. Building materials would consist of brick and tile, the applicant has confirmed that a materials sample condition would be acceptable in the event of the application being approved.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6a	Larger Villages Area Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

2. Space About Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

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 was the subject of public consultation between 18th September 2019 and 31st October 2019. The schedule consisted of modifications that the Inspector has so far deemed necessary to make the Local Plan sound. Following the consultation, the Inspector is expected to consider the responses before issuing his final report. Depending on the recommendations in the report, the Council may then be in a position to adopt the Local Plan.

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 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)
SS8	Larger Villages Area Strategy (Limited)
DC1	Design Considerations (Moderate)
T1	Development and Sustainable Transport (Moderate)
Appendix 8	Parking Guidance

National Planning Policy Framework

Including sections;

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 17/12/2019.
Neighbour consultation period ends: 20/12/2019.

Public Comments: No representations received.

Forsbrook Parish Council: No representations received.

Severn Trent Water: No objections and no drainage conditions required.

Staffordshire County Council Highways: No objections to a replacement garage.

Arboricultural officer (SMDC): Verbal confirmation of no objections and no tree protection conditions required.

OFFICER COMMENTS

Principle of Development
The application site is located within the Blythe Bridge and Forsbrook Village Development Boundary. Blythe Bridge is identified within the Core Strategy as a 'larger village' within policy SS6a where there is a general presumption in favour of development. Each application must be considered on its own merits by taking into account the relevant material planning considerations for that particular site. In this instance there are no 'in principle' objections to the application and the matters to consider include design, visual impact, neighbour amenity, highways/parking, potential impact upon trees and drainage arrangements.

Design/visual impact
There are no design objections to the proposed garage. The dimensions are modest in their size. The plans show that the 6.1m depth would allow for the parking of a vehicle plus some additional space, potentially for storage or circulation around a vehicle. The use of a pitched roof is welcomed; window and door openings are modestly sized and reasonable. The modest size of the garage ensures that there would be no visual competition with the dominance of the existing house and would not result in overdevelopment of the plot. The applicant has confirmed the acceptance of a materials condition.

Although the building would be visible from Crossfield Avenue the garage would not play a visually prominent part of the street scene due to the distance it would be set back into the plot and the angle at which it would face the road. The garage would be seen in the context of the host dwelling as well as surrounding properties and in particular a small garage within the neighbour's garden (number 43 Crossfield Avenue).

Neighbour amenity
The proposal raises no neighbour amenity issues, the only property likely to be affected by the proposal would be number 43 Crossfield Avenue. The proposed garage would be positioned on top of an existing concrete slab (where an outbuilding previously stood) and would be aligned to follow the boundary line with number 43. The proposed garage would be seen from some neighbouring dwellings but from the viewpoint of the neighbours at number 43 it would be masked by much of their own garage. No neighbouring principal windows would be affected by the proposed garage. It is noted that no neighbour objections have been received. In view of the above, coupled with the limited overall height of the garage it is considered that no neighbour amenity issues are raised.

Highways
The application does not propose any alterations to the existing vehicular access arrangements. The proposal is simply for an enclosed parking space thereby maintaining the current level of off-road parking provision. The County Highways officer has no objections to the application and does not require any highways related conditions.

Trees
There are no protected trees either within, or in close proximity to the application site. The application was originally accompanied by a basic tree plan as the original scheme was for a much larger garage positioned further back into the plot. The initial scheme would have

resulted in part of the rear boundary hedgerow being removed. The current scheme brings the rear wall of the garage much further into the plot, away from the rear hedge and the off-site trees. The Council's Arboricultural officer has verbally confirmed that he has no objections to the application and does not require any tree protection conditions to be imposed.

Drainage

Severn Trent Water have not objected to the application and do not require any drainage conditions to be imposed in the event of planning permission being approved. Severn Trent advise that there may be a public sewer located within the application site. In the event of planning permission being approved it is recommended that informative notes could be added to the decision to make the applicant/developer aware of their responsibilities regarding development in close proximity to public sewers.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is considered that the application is acceptable. Officer's are satisfied that the application for the erection of a detached garage raises no design, visual impact, neighbour amenity, highways, trees or drainage related concerns. Furthermore it is noted that no third party objections have been received. The application is therefore recommended for approval subject to conditions and informative notes.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 31/12/2019.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council