DELEGATED DECISION REPORT

SMD/2020/0377 **Valid 14/07/2020**	**CHAPEL HOUSE CHAPEL LANE THREAPWOOD CHEADLE**	**CONVERSION OF DOMESTIC GARAGE TO BEDROOM ANNEXE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

The principle of development.
The impact on the character and appearance of the rural area.
The impact on residential amenity.
The impact on highway safety.

DESCRIPTION OF SITE

The site lies in the countryside between Cheadle and Alton in the Threapwood area. It comprises a detached dwellinghouse with detached single garage to the front and is next to Chapel Lane, a fairly narrow country lane which runs along the side boundary to the west, with the house perpendicular to the road, with front elevation facing the garage and the access off Chapel Lane onto a parking area to the south and the rear elevation overshadowing neighbouring fields to the north. The site is surrounded by open land although there are sporadic dwellings a short distance away to the north and south.

PROPOSAL

This is full planning application to convert the detached single garage into an “annex” for the main house comprising one bedroom and a small ensuite. There is an existing door into the garage on its side wall. The main garage doors would be replaced with a rendered wall and two small high-level windows. A main window would be inserted into the side wall next to the entrance door. living room and replace the garage door (facing Church Lane) with a window. Additional information and a drawing was subsequently received to show the extent of the existing hard-standing parking area to the front and side of the garage which is adjacent to the site access from Chapel Lane.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy (Adopted March 2014)

SS6c Other Rural Areas Strategy
DC1 Design Considerations
R2 Rural Housing

National Planning Policy Framework (Feb 2019)

Sections 12 (Design).

Emerging Staffordshire Moorlands Local Plan

On July 20th 2020, the Council published the Inspector's final report thereby drawing a close to the examination in public. The report concludes that with the recommended main modifications, the plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework (NPPF). As such, the main modifications which accompany the Inspector's report provide a clear indication of the final policy wording when read in conjunction with the Local Plan Submission Version (2018).
In this context, the Council's position on the weight to be given to the policies (as modified) in terms of the three criteria set out in Paragraph 48 of the NPPF is considered below:

- The stage of preparation – the Local Plan is now at the most advanced stage of preparation prior to adoption as the Inspector has concluded that the Local Plan is sound subject to the recommended modifications being made.
- The extent to which there are unresolved objections to relevant policies – the Inspector has now drawn his final conclusions and there are no further matters to resolve
- The degree of consistency of the relevant policies in the emerging plan to this Framework – the policies (as modified) have been found by the Inspector to be sound in the context of the 2012 NPPF under which the Local Plan has been examined. One of the "tests of soundness" that the Local Plan has successfully been measured against is whether it is "consistent with national policy". Because the Local Plan has been prepared and examined under the 2012 NPPF, it should be noted that in some limited cases, its policies do not directly reflect current national policy. However, planning law requires that applications be determined in accordance with the development plan, unless material considerations indicate otherwise. Current national policy is a material consideration and should be given weight accordingly.

Given the above, all policies (as modified) should be given substantial weight.

<u>Emerging Policies</u>

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

SS10 Other Rural Areas Strategy
DC1 Design Considerations

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 14.8.20
Neighbour consultation period ends: 14.8.20
Press Advert: N/A

Public Comments

None.

Parish Council

None.

Severn Trent Water

No objection.

COMMENTS

The principle of converting existing buildings in the countryside into other uses is generally acceptable and in this case, the conversion of a solid and permanent domestic garage building with an appropriate brick and tile form and design, into additional bedroom accommodation for the residential property, is not unacceptable. The building has a limited size and although detached, its close proximity to the house would make it impractical to be used as a separate dwelling to the main house.

The external alterations would be relatively slight and not involve any building enlargement. The new windows would be in keeping with the building and will not dominate it or harm either the appearance of the building or the character of the main house. Although the garage is made of red brick, the proposed render wall to replace the garage doors would match the main finishing material of the main house. The new windows would not lead to any harmful overlooking concerns as neighbouring dwellings are located a sufficient distance away.

With regard to highway safety, additional information from the agent demonstrates that at least three cars are able to park on the existing hard-standing parking area which is clear of the road, a narrow lane with a bend close to the access and which is unsuitable and unsafe for any excess parking needs. The number of off-road spaces is appropriate for the property despite the loss of a garage space and the creation of a fifth bedroom for the residential property.

CONCLUSION / PLANNING BALANCE

The proposed conversion is acceptable in this location and would not harm the character and amenities of the area or compromise highway safety with the safeguard of appropriate planning conditions. The proposal would therefore comply with the Council's Core Strategy, the forthcoming Local Plan and the government planning guidance contained in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 8.9.20

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council