DELEGATED DECISION REPORT

SMD/2020/0390 **Valid 21/07/2020**	**11 ALAN DALE** **WERRINGTON**	**REPLACEMENT DETACHED GARAGE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Design/visual Impact;
- Parking;
- Neighbour amenity;
- Coal;
- Drainage

DESCRIPTION OF SITE

The application site is number 11 Alan Dale Werrington, a semi-detached, two-storey dwelling occupying a visually prominent corner plot. There are some small land level variations within the site and site boundaries are mainly marked by timber fencing. There is off-road parking space at the front of the house and outdoor amenity space to the rear. The detached garage (the subject of this application) sits between the side wall of the dwelling and the boundary running alongside Kador Close. The application property sits within a well-established residential area. For the purposes of planning policy consideration the application site is within the Werrington and Cellarhead Village Development Boundary and also a low-risk area relating to former coal development. The application site is not located within any Conservation Area, there are no nearby Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

The application is for the erection of a replacement garage. The new garage would have a pitched roof and a slightly larger footprint than the existing. The new building would be constructed from brick and tiles to match the existing house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

<u>STAFFORDSHIRE MOORLANDS LOCAL PLAN – Submission Version February 2018 (including Main Modifications where relevant).</u>

Full council voted to adopt the new Staffordshire Moorlands Local Plan on 9th September 2020.

SS1	Development Principles
1a	Presumption in Favour of Sustainable Development
SS8	Larger Villages Areas Strategy
SD1	Sustainable Use of Resources
DC1	Design Considerations

T1 Development and Sustainable Transport
Appendix 8 Parking Guidance

Supplementary Planning Guidance

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

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

2: Achieving sustainable development
6: Building a strong, competitive economy
9: Promoting sustainable transport
12: Achieving well-designed places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 26/08/2020
Neighbour consultation period ends: 14/08/2020

Public Comments: No representations received during the consultation period.

Werrington Parish Council: No representations received during the consultation period.

Severn Trent Water: No objections and no drainage conditions are required. Advise that there may be a public sewer running through the site.

OFFICER COMMENTS

Principle of Development
The application site is located within the Werrington and Cellarhead Village Development Boundary which is identified as a Larger Village within the adopted Local Plan. The 'Larger Villages' strategy encourages developments ranging from services, housing and employment. There are no objections in principle to this application provided that all other material planning considerations are satisfied.

Design/visual impact
This is a simple application to replace an existing detached, flat roof garage. The proposed building would have a pitched roof and slightly larger footprint but at 4.58m wide and 5.97m deep it would be acceptable for its location. The incorporation of a pitched roof in lieu of a flat one can only be considered a design benefit in this instance. The minor ground level variations means that the height of the building could be measured anywhere between approximately 3.7m - 4.2m, depending on which aspect of the building is viewed. The applicant proposes to build using bricks and tiles to match the existing house. There are no objections to the design of the building and no objections to any wider visual impact. The new building will occupy a visually prominent corner plot location but is typical of buildings found within residential areas. There will be no adverse visual impact with the size of the new garage being clearly subordinate to the main house.

Parking
The application proposes no alterations to the existing access. The enlarged footprint will not remove any of the current off-road parking space due to the building being enlarged at the side and not at the front where the parking space is provided.

Neighbour amenity
The new building would occupy a corner plot position with no immediate adjoining dwellings. The building will not have any overbearing impact upon surrounding residential dwellings.

Coal
Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is reasonable to consider the surrounding area and any coal mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. The Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

Drainage
Severn Trent Water has no objections to the proposed garage building and confirm that they do not required the addition of any drainage conditions. Severn Trent do advise that there may be a public sewer running through the site. It is noted that this matter can be relayed to the applicant/developer via appropriately worded informative notes on the decision notice (in the event of planning permission being approved).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that the application is approved. There are no 'in principle,' design, visual impact, parking, neighbour amenity, coal or drainage objections to the scheme. Furthermore it is noted that no third party objections have been received.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 15/9/2020

X 

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council