DELEGATED DECISION REPORT

SMD/2020/0092 **Valid 21/02/2020**	**FOXDALES CHEDDLETON HEATH ROAD LEEK**	**PROPOSED REPLACEMENT GARAGE.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Parking;
- Drainage.

DESCRIPTION OF SITE

The application site consists of a detached dwelling and outbuildings known as Foxdales, Cheddleton Heath Road. The property is accessed via a long private driveway, benefits from off road parking and sits within generously sized grounds. The land around the house and outbuildings is generally level and this application proposes no significant alteration to it. There are no immediate neighbouring properties. For the purposes of planning policy consideration the application site is located within the open countryside and outside of any settlement boundary. The property does not lie within the Green Belt. There are no Listed buildings/structures in close proximity and no protected trees which need to be considered. The site is not within any Conservation Area nor is it within any known floodplain.

PROPOSAL

The application is for a replacement outbuilding. The plans show that it is the detached outbuilding immediately to the north of the dwelling which is to be replaced. The new building would have an 'L' shaped footprint which, internally, would be used for storage and the garaging of vehicles. The ridge height would be approximately 4.7m and the eaves height approximately 2.4m-2.5m. the garage would be constructed using brick to match the existing house and plain clay roof tiles.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

STAFFORDSHIRE MOORLANDS LOCAL PLAN – Submission Version February 2018 (including analysis of Main Modifications where relevant).

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

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS4	Strategic Housing and Employment Land Supply
SS10	Other Rural Areas Strategy
SD1	Sustainable Use of Resources
DC1	Design Considerations
DC3	Landscape and Settlement Setting
E1	New Employment Development
H1	New Housing Development
T1	Development and Sustainable Transport
Appendix 8	Parking Guidance

Supplementary Planning Guidance

1. 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: 19/06/2020.

Public Comments:

Cheddleton Parish Council: Overdevelopment and not a replacement garage. There is already a garage and this seems to be an excessive number of parking spaces.

Staffordshire County Council Highways: No objections.

Severn Trent Water: As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development
The application site is located within the open countryside but is not within the Green Belt and is therefore considered against the provisions of policy SS10. Policy SS10 can support (in principal) a range of developments including outbuildings. The concerns of Cheddleton Parish Council (CPC) are noted. One of the matters raised by CPC is that this is not a replacement garage as the building being demolished is a workshop. However for the purposes of policy SS10, the building to be demolished is a domestic outbuilding and therefore qualifies for SS10 consideration as it is to be replaced by another domestic outbuilding. CPC have concerns regarding the number of parking spaces but the specific use of the building (provided it is for domestic purposes) is not a material planning consideration.

Unlike Green Belt policy where replacement buildings are restricted to not being 'materially larger than the one it replaces' this proposal is to be considered based (in part) on its scale and design and should not have any detrimental impact on the existing dwelling and the character of the rural area. There are no automatic 'in principle' objections to a replacement building and (as well as design), the matters to consider include visual impact, parking provision and drainage.

Design and visual impact

The use of brick to match the house is welcomed and plain clay roof tiles are acceptable. Although the footprint is large, the eaves (approximately 2.5m) and ridge height (approximately 4.7m) are not excessive and the overall shape/form of the garage is fairly simple. Vehicle and personal door openings are appropriately sized.

Visual impact is generally limited to within the application site itself. Whilst some views may be achieved from the road, these will generally be filtered by mature trees. In any case the building is considered to be of a good design and sits close to the existing dwelling house ensuring that it would be viewed in the context of the existing built development on the site. the building is large but it is not considered to be overdevelopment when taking into account the size of the existing dwelling and the curtilage within which it sits. The new build would not have any detrimental impact upon the existing dwelling. For these reasons it is considered that the proposal is acceptable in design and visual impact terms.

Parking

There are no proposals to alter the existing vehicular access. There is a generous amount of existing on-site parking and the provision of this garage will allow for another 4 spaces. No objections have been forthcoming from the County Highways officer.

Drainage

The plans show the intent to attach drainpipes and guttering to the new garage, Severn Trent Water have confirmed they have no objections.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that the application is approved. In the interests of good design, a condition to secure appropriate building materials is recommended. There are no 'in principle,' design, visual impact, parking or drainage objections to the application.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 18/09/2020.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council