DELEGATED DECISION REPORT

SMD/2020/0431 **Valid 12/08/2020**	**10 BRIDLE RIDGE** **HEATHER HILLS** **STOCKTON BROOK**	**PROPOSED ATTACHED GARAGE.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

Whether or not the proposal amounts to inappropriate development in the Green Belt
The impact on the character and appearance of the area
The impact on residential amenity

DESCRIPTION OF SITE

The site comprises a modern detached part single-storey, part two-storey dwelling facing Heather Hills to the west which is a cul-de-sac of modern dwellings of differing styles built in a former quarry to the north of Stockton Brook village. The other dwellings lie to the north and south sides of the site on raised ground above the road and in spacious plots with ample tree and vegetation landscaping and screening from the road. There are also similar residential properties on the other side of the road to the west. Open land lies to the rear to the east. The road rises towards the north following the sloping land. Heather Hills is in the Green Belt.

PROPOSAL

This is householder planning application for an attached “single” garage in front of an existing front/side projection to the house. The garage door would face the parking area to the side with a blank flank/side wall facing the road. The garage would have a low-pitched roof to match the similar low-pitched roofs added to the existing dwelling. It would have a light render finish to match parts of the walls of the house. It would have external dimensions of 5.0 x 5.8 metres.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted September 2020)

SS10 Other Rural Areas Strategy
DC1 Design Considerations

National Planning Policy Framework (Feb 2019)

Section 12 (Design) and 13 (Green Belts)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 2.10.20
Neighbour consultation period ends: 2.10.20
Press Advert: N/A

Public Comments

None.

Parish Council

No response received.

Local Highways Authority

No objection.

Severn Trent Water

No objection.

COMMENTS

The site is located n the Green Belt and enlargements of buildings are acceptable providing they are not disproportionate in relation to the original building. This is to protect the openness of the Green Belt. The garage extension would be small in relation to the dwelling and with eaves not exceeding the eaves of the single-storey part of the dwelling which would be enlarged. Furthermore, the only previous extensions to the dwelling would appear to be the addition of low-pitched roofs on flat-roofed sections of the original dwelling. The proposed garage extension cumulative to the previous roof additions would not lead to an overall disproportionate enlargement of the dwelling. Therefore, in accordance with the NPPF, the proposed extension would not amount to inappropriate development in the Green Belt and therefore, by definition, would not harm the openness of the Green Belt.

The form and design of the extension would respect the modern form of the dwelling, including the low-pitch roof and the finishing materials, in this case a white or cream render for the walls. Although it would be closer to the road than any other part of the dwelling, there are other front projections and garage buildings in Heather Hills which are much closer to the road and the proposed garage extension would therefore not be out of keeping with the area. Furthermore, the garage would be well screened from the road by retaining stone walls along the driveway and tree screening between the access and proposed garage. The street scene and overall spacious character and appearance of Heather Hills would not be harmed.

With regard to residential amenity, the forward projection of the garage would not break any 45 degree lines measured from the front windows of the neighbouring property to the south, helped by the gap between the side boundary and the neighbouring dwelling. The extension would therefore comply with the Council's Space About Dwelling guidance which has the aim of protecting the light provision or neighbouring properties and avoid appearing over dominant. There would be no impact on privacy due to the absence of windows.

Although the internal dimensions of the garage to do not meet the standards for garages in the Council's parking standards, the garage would still be large enough for the parking of a car. Furthermore, there is ample space on the driveway and the existing large front car-port for the parking of at least three vehicles. Moreover there is also turning space available on site, although reversing out onto the quiet cul-de-sac, if needed, would not be regarded as dangerous.

CONCLUSION / PLANNING BALANCE

The proposal comprises appropriate development and is not deemed to be harmful to the openness of the Green Belt. Moreover it would not harm the visual or residential amenities of the area and therefore would comply with the Local Plan and the government planning guidance contained in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 7.10.20

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council