DELEGATED DECISION REPORT

SMD/2020/0550 **Valid 05/10/2020**	**1 THE OAKS** **397 CHEADLE ROAD** **CHEDDLETON**	**PROPOSED DETACHED GARAGE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

The impact on the character and appearance of the area
The impact on residential amenity.

DESCRIPTION OF SITE

The site is part of a small recently built cul-de-sac development of four detached houses just outside the development boundary of Cheddleton but not in the Green Belt and forming part of a built-up part of the village separated from the main part of the village which lies to the north. The site comprises the end house in the cul-de-sac which joins Cheadle Road to the west. The rear gardens of Cheadle Road houses lie to the south side of the site and to the west, facing the front elevation of the house. The other houses on the cul-de-sac lie to the north side. Open land lies to the rear of the site to the east.

PROPOSAL

This is a full householder planning application for a detached timber clad garage building in the front garden of the house, at the end of the cul-de-sac. This would be placed in the corner of the garden next to the front boundary and the side boundary. It would comprise a single car-port with adjacent store room. The car port would be open just at the front so acts as a garage without the door. The store would be accessed via an internal door within the car port and would have a small front window. A pitched roof with side gables and tiles would be added. The overall footprint would be 4.9 metres (width) x 5.7 metres (depth).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 – Other Rural Areas Strategy
DC1 – Design Considerations

NPPF (Revised February 2019)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 25.11.20
Neighbour consultation period ends: 25.11.20
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Local Highways Authority

No objection.

Severn Trent Water

No objection.

OFFICER COMMENTS

The principle of new residential outbuildings in this location is not unacceptable.

The Council's design guidance generally resists the use of timber clad development as it is not a traditional building material in the District and the guidance would also normally require finishing materials for extensions and outbuildings to match those of the host dwelling. All of the houses in the cul-de-sac and also the older dwellings around the area are all finished with brick so the use of timber would not harmonise with the surrounding development. However, it is not untypical for outbuildings to be finished in timber. It would also have sufficient quality detailing and a traditional form and design including a gable sided pitch roof with tiles. The other houses on the cul-de-sac also have gable sided tiled roofs. The proposed structure is a low-key building placed at the end of a cul-de-sac and not prominent when viewed from public highways or public footpaths. Overall, due to its small, subservient and low-key form, despite being contrary to the guidance, it would not harm the character and appearance of the area.

With regard to residential amenity, it would not be visually obtrusive when viewed from the properties to the west and south as there is hedging along the boundaries and although the roof would be visible above the boundaries, it would not cause

significant overshadowing of garden areas or appear overbearing from neighbouring properties.

There would be adequate space to park at least two further vehicles on the driveway to the front of the proposed structure in line with Council parking standards.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area and would therefore comply with the Council's Local Plan and the government planning guidance contained in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 29.1.21

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council