DELEGATED DECISION REPORT

SMD/2020/0605 **Valid 19/11/2020**	**301 ARMSHEAD ROAD** **WERRINGTON**	**PROPOSED REPLACEMENT GARAGE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Common land
- SSSI
- Design
- Character and appearance
- Neighbour and public amenity

DESCRIPTION OF SITE
Rear curtilage to bungalow with existing light weight pre-fab panel section pebble dash single garage accessed via 'spare land' from adjacent track off Armshead Road.

PROPOSAL
Single garage 6m x 4m with eaves height 2.5m and ridge 3.8m. Materials "Through colour Render to match Dwelling" and roof in Marley Ashmore Roof Tiles (Plain Clay). The dwelling has an unfinished cement skim awaiting final render. In a 2013 approval for an extension to the bungalow the application described the dwelling as "a mixture of red facing brickwork, painted brickwork and stone effect cladding". The proposed materials were descried as "through coloured render" although the permission by condition 3 required the finish to match the existing bungalow.

As first submitted the application did not show on plan its dependence upon adjacent land for access. The LPA is also aware that this land is in the joint ownership of Stoke-on-Trent City Council and Staffordshire Moorlands District Council. At the LPA's request the applicant has served notice of the application on the two owners and provided a certificate B to the LPA to confirm this and 21 days have been allowed to elapse since the notice was served before concluding this report.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)
SS1 Development Principles
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting

H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE 2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):
- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:
- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2013/0609 Erection of side and rear extensions in association with internal alterations a to 301 Armshead Road Werrington – approved

CONSULTATIONS

Publicity
Site Notice expiry date: 17th December 2020
Neighbour consultation period ends: 10th December 2020
Press Advert: N/A

Public Comments
None

Town / Parish Comments
None received

Severn Trent Water
Minimal impact on the public sewer system therefore no objection and no requirement for a drainage condition.

Staffordshire County Council Highways
The current garage will be demolished, and a new garage constructed. Staffordshire Moorlands Parking Standards minimum internal dimensions for a single garage is 3m x 6m. Drawing No. 1/46/20 Revision A supplied with the application details the proposed garage dimensions do not reach the Parking Standards. However, there is sufficient off highway parking for a property of this size. Therefore, the proposal does not have a detrimental impact on the highway and therefore no objection (application

number SMD/2020/0605). According to records held by Staffordshire County Council the track providing access to the proposed garage is not adopted. It is therefore the applicant's responsibility to ensure that the rights exist for vehicular access to the site from the adopted highway.

OFFICER COMMENTS

Principle of Development

In its general approach, in accordance with policy SS1, the Council expects the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that planning applications that accord with the policies in Local Plan shall be approved without delay, unless material considerations indicate otherwise.

Policy SS10 for the rural areas supports only development which meets an essential local need and supports rural diversification and sustainability of the rural areas (or supports sustainable tourism or enhances the countryside).

In the rural areas outside of the development boundaries Policy SS10 is that strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government Policy.

Subject to Green Belt requirements Policy SS10 provides for additional domestic outbuildings as follows:

> "Allowing extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred";

SS10 (3) is to Enhance and conserve the quality of the countryside by:
Giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape;

The NPPF states at paragraph 144 that: "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt."

The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The Government identifies five purposes of the Green Belt:

- To prevent the unrestricted sprawl of large built up areas;
- To prevent neighbouring towns from merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic market towns and

- To assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances (NPPF 143). 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations (NPPF 144). A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt (NPPF 145).

NPPF paragraphs 145 and 146 set out specific exceptions by which certain forms of development can be considered as being not inappropriate in the Green Belt. One of these exceptions is at 145 (d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces. This can be said the case here and therefore this proposed replacement garage can be accepted in principle in Green Belt terms. Two significant further constraints are that the site is within an area registered as common land and within an SSSI.

It is however self-evident that the application site has long been in its current use and devoid of special scientific interest. The replacement of an existing garage despite its slight enlargement will not alter the current relationship. The LPA did not consult Natural England at the time the application was submitted. The LPA can however be satisfied there would be no adverse impact on the ecology for which the SSSI has been designated either from construction work or from the completed development. An informative should be added regarding the Common Land.

Design
As a modest domestic garage the materials are not inappropriate and although brick might otherwise have been preferable it has to be recognised in this case the external finish would match with the dwelling. Although enlarged slightly including addition of a dual pitched roof this can be considered a design improvement in comparison to the mono-pitch of the existing.

Amenity
There are no near neighbours to be affected. The garage would not unduly alter the available amenity space serving the dwelling.

Highway Safety
The proposal relies on the existing and evidently long established arrangement of reaching Armshead Rd via the track on to the common which in turn leads to a series of residential properties further along. No new access is being formed. SCC Highways have confirmed no objection on highways safety grounds.

CONCLUSION / PLANNING BALANCE
In consideration of all of the above the application is recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 25th February 2021

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council