

DELEGATED DECISION REPORT

SMD/2021/0206
Valid 24/03/2021

WOODROYD DENFORD
ROAD
LONGSDON

ERECTION OF REPLACEMENT
DOUBLE 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 is in Longsdon and a short distance to the west of the centre of the village at the end of “ribbon development” which characterises the village. It is the end house of a row of detached houses which face Denford Road and Micklea Lane to the east. The property itself is a large detached house with outbuildings. The other dwellings lie to the south and there is open land to the north side and also to the rear (west) and on the opposite side of the road to the east. The site is in the Green Belt.

PROPOSAL

This is a householder planning application for a replacement double garage, replacing a double garage with a slightly smaller footprint next to it. The existing double garage has a hipped roof and white render walls and garage doors which face away from the house towards the north side of the site. The proposed replacement garage would be placed immediately to the north of the existing and would have a gable roof with Tudor style gable with render panels separated by timber. The walls would also be white painted render. The garage doors would face the road to the east. It would have floor dimensions of 6.1 x 6.2 metres and a max height of 4.8 metres.

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) and 13 (Green Belts).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 29.4.21

Neighbour consultation period ends: 29.4.21

Press Advert: N/A

Public Comments

Two letters have been received from local residents stating "Not object".

Town / Parish Comments

No objection.

Local Highways Authority

No objection.

Severn Trent Water

No objection.

OFFICER COMMENTS

Policy SS10, the strategy for the countryside, requires strict control over inappropriate development in the Green Belt. Inappropriate development is by definition harmful to the openness of the Green Belt and should only be allowed under very special circumstances considered to outweigh the harm. Paras 145 and 146 of the NPPF list the exceptional forms of development which are not considered to be inappropriate development in the Green Belt and this includes replacement buildings providing they would be in the same use as the existing building and which are not materially larger than the building they would replace. I consider that the replacement garage, although with a slightly larger footprint, would not be "materially" larger than the existing double garage and does not affect the openness of the Green Belt as it would remain close to the siting of the existing and would still be close to the main building on site (the house). It would therefore not be deemed to be inappropriate development in the Green Belt and would not be harmful to its openness.

The design of the new garage would harmonise with the design and appearance of the original dwelling on site and its scale respects the dominance of the house. As it is slightly behind the house but also to the side, it would be visible from the road but would not be harmfully prominent from the road and due to the size of the grounds, it would not lead to a cluttered and overcramped form of development on the site.

It would not affect the residential amenities of the area as it would be placed further away from the adjacent row of houses than the existing structure to be replaced.

CONCLUSION / PLANNING BALANCE

The proposal would not amount to inappropriate development in the Green Belt and would not harm the visual or residential amenities of the area and therefore complies with the Council's adopted Local Plan and the government planning guidance contained in the National Planning Policy Framework.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 20.5.21

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council