

DELEGATED DECISION REPORT

SMD/2021/0345
Valid 21/05/2021

WAYSIDE HOUSE
CLEWLOWS BANK
BAGNALL

CHANGE OF USE OF PART
DOMESTIC GARAGE /
GARDEN ROOM WITH LOFT
OVER, INTO PROPOSED
LIVING ACCOMMODATION /
ANNEXE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing building and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises a large detached, two-storey dwellinghouse constructed of brick with a tiled hipped and gabled roof. The dwellinghouse is set within a substantial plot on the western side of Clewlovs Bank, within the village of Bagnall. To the south of the dwellinghouse there is a substantial detached part single storey, part 1.5 storey building that is utilised as garaging and as a sun room.

PROPOSAL

Full planning permission is sought for the conversion of part of the existing detached garage/garden room into additional living accommodation/an annexe.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

- SS1 Development Principles
 - 1a Presumption in Favour of Sustainable Development
- SS2 Settlement Hierarchy
- SS9 Smaller Villages Area Strategy
- DC1 Design Considerations
- T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14

Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2003/0433	Detached garage Approved 07/08/2003
SMD/2003/0975	Detached garage Approved 24/01/2003
SMD/2016/0495	Change of use of part domestic garage / garden room with loft over, into proposed living accommodation / annexe Approved 28/09/2016

CONSULTATIONS

Publicity

Site Notice expiry date: 29/06/2021
Neighbour consultation period ends: 24/06/2021
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Bagnall Parish Council has no objections to this application

SCC Highways: No objections on highways grounds to this proposal.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2019) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF (2019) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment.

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2019).

The dwellinghouse is located within the village of Bagnall; a 'smaller village' as identified by Local Plan policies SS2 and SS9. Extensions to dwellinghouses in villages is considered acceptable in principle as they accord with both local and national planning policy.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that *'alterations need to be undertaken with care. Insensitive changes can easily spoil a building...The aim is to revitalise the building without altering its fundamental character'*.

The proposal involves the conversion of half of the ground floor of the existing detached outbuilding that is utilised as a garden room, jacuzzi and sauna and the whole of the existing roof space into a one bedroomed annexe with separate bathroom, kitchen/dining/living room. The existing internal staircase that is currently open to the existing garage will be boxed in. External alterations will include the removal of 3no. floor-to-ceiling glazed windows with 2no. standard-sized windows within the northern front elevation and a standard-sized window and patio doors within the western side elevation. The proposal is identical to that which was approved in 2016 but has since expired.

The proposed alterations to the external appearance of the building are minor in nature and the openings will be infilled with brickwork to match the existing building. The garage is set back a significant distance from Clewllows Lane and therefore the proposed alterations will not be noticeable from the street scene. The application site is bounded to the rear by the gardens of 2no. dwellings and therefore the alterations will not be visible from the adjacent open fields.

It is for these reasons that the proposed development is considered to comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Amenity

Core Strategy policy DC1 and paragraph 127(f) of the NPPF (2019) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Dwellinghouses are located to the north and south of the application site and on the opposite side of Clewllows Lane to the east. No alterations are proposed to the elevations/roof of the existing building facing towards the adjacent property to the south ('Windgather Croft'), nor to the elevations facing towards the properties on the opposite side of Clewllows Lane. The openings within the northern elevation will directly face the applicant's dwellinghouse, therefore obscuring any view from the building to the neighbouring property to the north ('Allancroft'). The development will also exceed the separation distances outlined in the 'Space About Dwellings SPG'.

It is for these reasons that the proposed development will have an acceptable impact on neighbouring amenity and will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

The Highways Engineer has assessed the planning application and made the following comments:

'The proposed new accommodation will provide a 1-bedroom facility for occasional part time use for guests, relatives, and friends. The garage and workshop will be retained. Access arrangements remain unchanged and the proposal given its purpose for personal use only is considered not to cause an increase in trip generation.'

It was noted that there is sufficient parking and turning facility within the curtilage of the property to accommodate parking for the additional bedroom.

It is considered the proposal will not have a detrimental impact on the adopted highway and therefore I have no objection to the proposal.

NOTES TO PLANNING OFFICER:

Application is for residential annexe. Response is based on the understanding that the conversion will remain ancillary to the main dwelling.'

Subject to a condition requiring the accommodation remaining ancillary to the main dwelling, it is not considered that the proposed development will have a detrimental effect on highway safety. The proposal will therefore comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2019).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval.

OFFICER RECOMMENDATION: **APPROVE** subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 07/07/2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council